

Southwest Quadrant of Jefferson County, Wisconsin

Architectural and Historical Intensive Survey Report



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Abstract

This report documents an architectural and historical intensive survey of resources located within the boundaries of the Towns of Jefferson, Koshkonong, Oakland, and Sumner, comprising the southwest quadrant of Jefferson County, Wisconsin as of 2013. A reconnaissance survey of this area was conducted by the principal and assistant investigators as the first part of the survey. After which, a research effort was conducted to ascertain the architectural and historical significance of the resources identified during the reconnaissance survey. The resulting products of the project were produced according to standards set by the Wisconsin Historical Society's Division of Historic Preservation and include the following:

Intensive Survey Report

The intensive survey report includes a summary of the research and a brief history of the community. It provides a historical context for the evaluation of historic resources and serves as a means for identifying significant properties, farmsteads, and districts eligible for listing in the National Register of Historic Places. It also contains recommendations for future survey and research needs, priorities for National Register listing, and strategies for historic preservation.

Survey and District Maps

Survey maps indicate all previously and newly surveyed properties as well as properties already listed in the National Register of Historic Places. Corresponding maps identify boundaries and all resources in the potential historic districts, complexes, and farmsteads. These maps are included in the Survey Results Chapter in this intensive survey report.

Electronic Documents

The Wisconsin Historical Society's website contains an electronic database, called the Architecture and Historic Inventory (AHI), for all inventoried properties. Also, an electronic copy of this report is saved on compact disc and held at the Wisconsin Historical Society and the Jefferson County Courthouse.

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Introduction

The Jefferson County Historic Sites Preservation Commission received a Historic Preservation grant-in-aid from the National Park Service, U.S. Department of the Interior to hire Legacy Architecture, Inc., an architectural and historic preservation consulting firm based in Sheboygan, Wisconsin, to conduct an intensive survey of architecturally and historically significant resources within the boundaries of the Towns of Jefferson, Koshkonong, Oakland, and Sumner, comprising the southwest quadrant of Jefferson County, Wisconsin. The major objective of the project was to identify structures, farmsteads, complexes, and districts of architectural or historical significance that are potentially eligible for listing in the National Register of Historic Places.

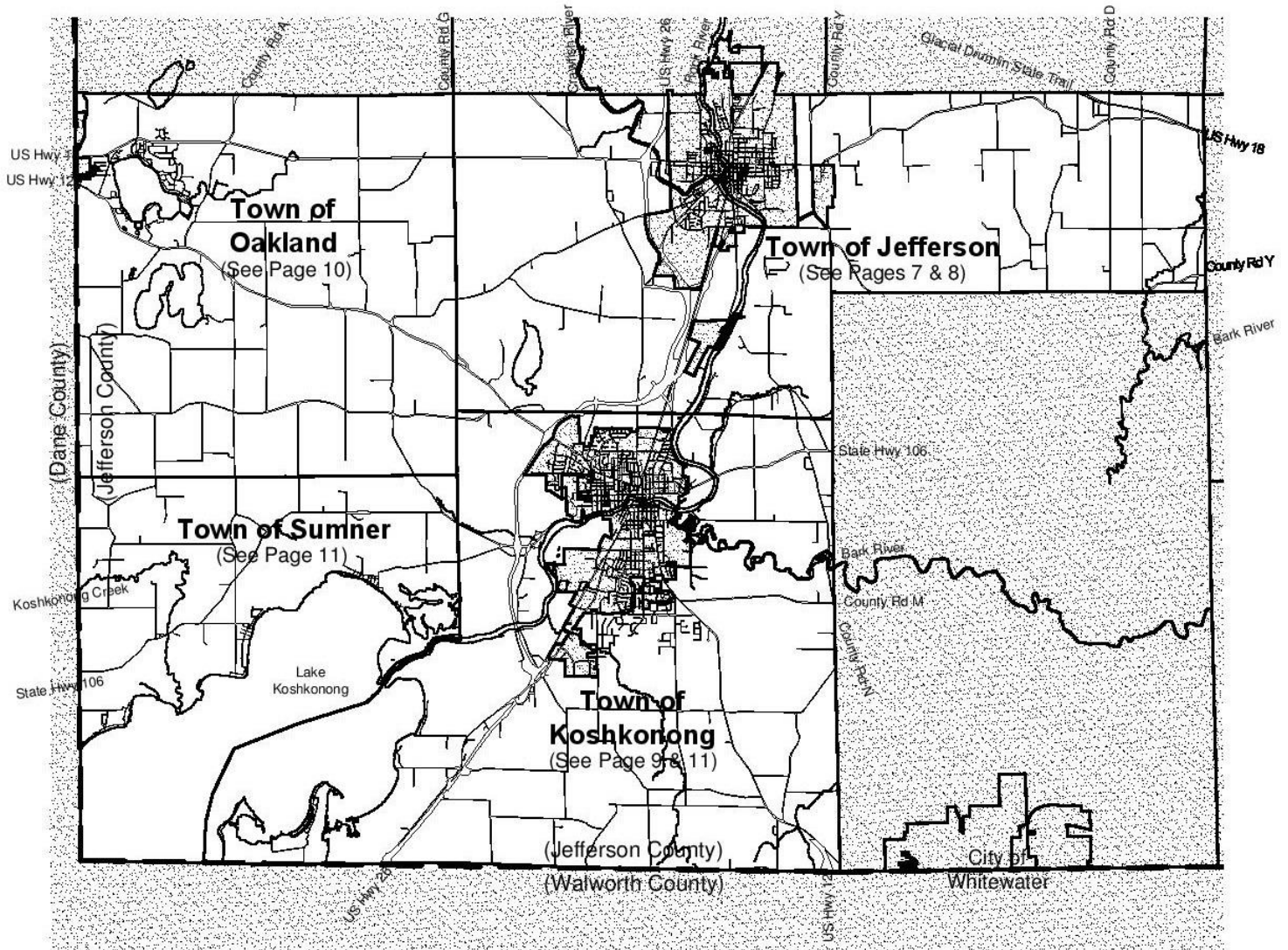
The survey was executed during the period from April 2013 to July 2013 by Principal Investigators Jennifer L. Lehrke and Robert Short with assistance by Rowan Davidson, Thomas Barg, and JoAnn Veldman, all of Legacy Architecture, Inc. It consisted of several major work elements: completing a reconnaissance survey, conducting research, evaluating resources, and preparing an intensive survey report. The boundaries of the survey were delineated as shown on the Survey Boundaries Map on the next page. The survey identified approximately 370 resources of architectural and historical interest as well as 4 potential historic complexes and 8 potential farmsteads. Although the resources include a small quantity of public buildings such as schoolhouses, town halls, churches, and commercial buildings; the majority of the surveyed resources are farm houses and agricultural buildings.

The purpose of this survey report was not to write a definitive history of the four towns comprising the southwestern quadrant of Jefferson County, but rather to provide an overview of the history of the towns and their buildings in relation to a series of themes or study units, and to provide basic information on the resources that were identified during the reconnaissance survey, which can be used in future planning decisions and increasing public awareness of the history and architecture of the community.

This architectural and historical intensive report and the associated work elements mentioned above are kept at the Historic Preservation Division of the Wisconsin Historical Society in Madison; and a copy of the report is kept at the Jefferson County Courthouse and Jefferson Public Library.

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Southwest Quadrant of Jefferson County Survey Boundaries Map



NOTE: The survey area is comprised of the Towns of Jefferson, Koshkonong, Oakland, and Sumner and does not include the incorporated municipalities located within these townships.

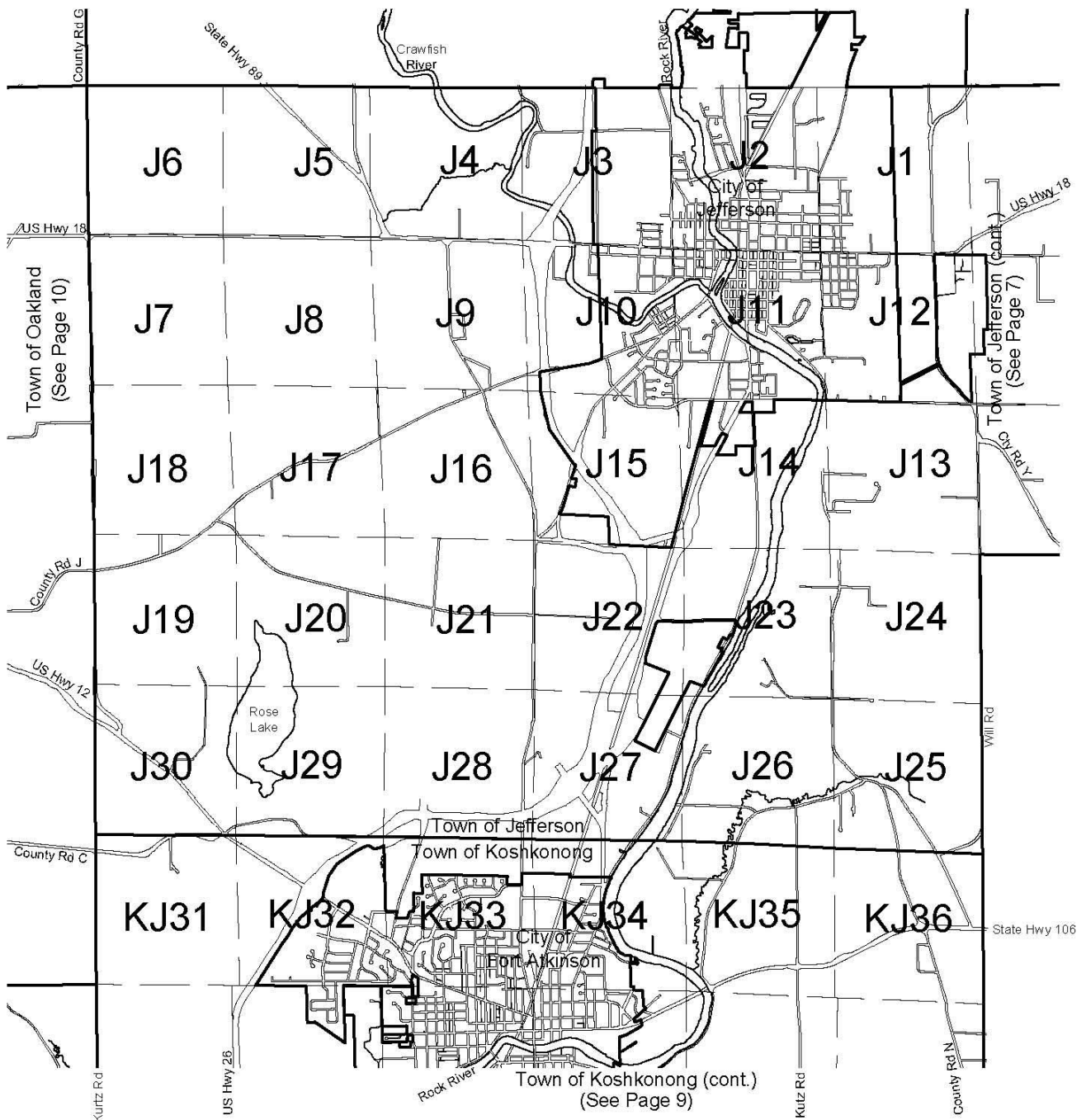


SURVEY AREA MAP

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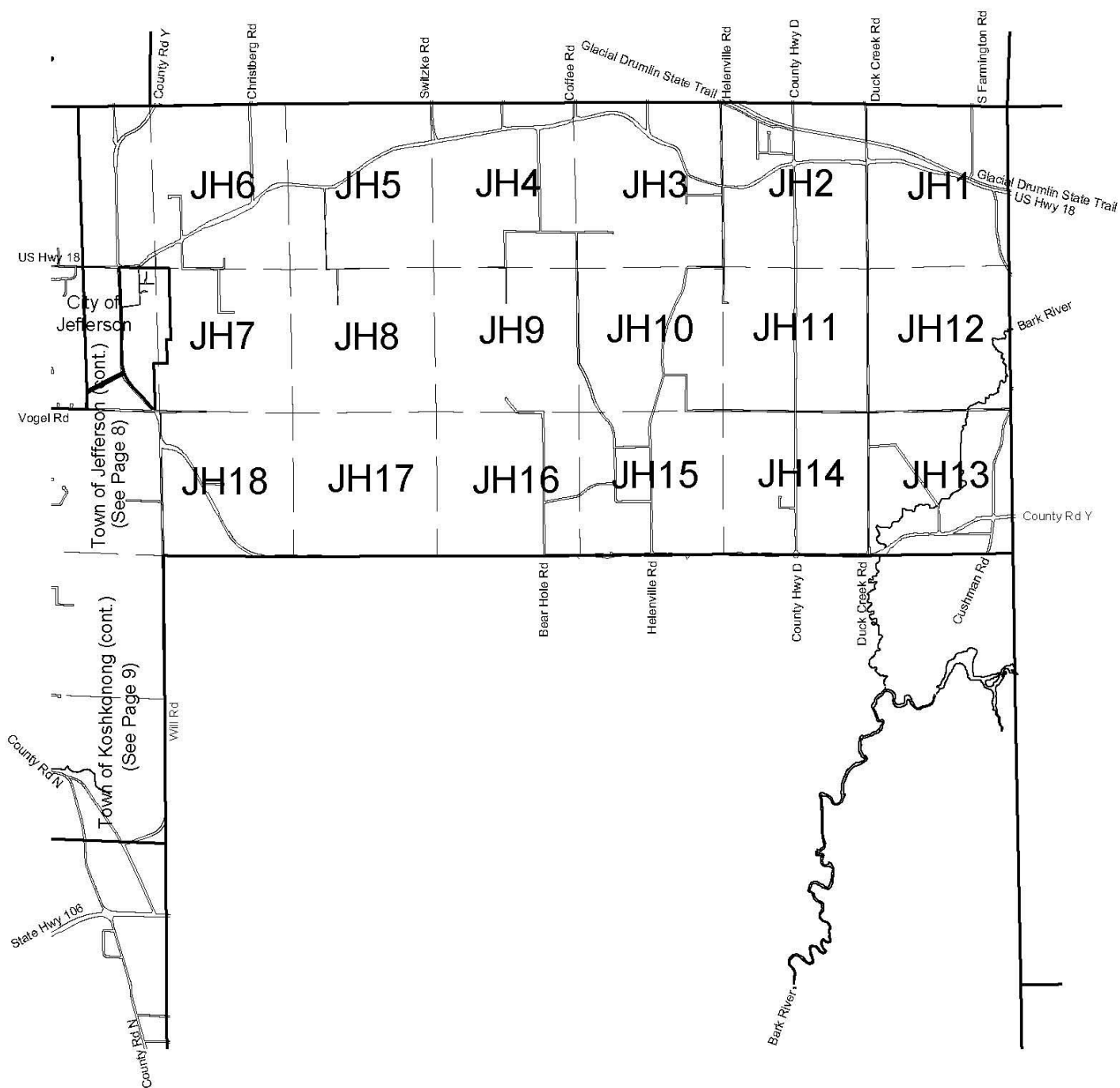
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County Line — • —
Municipality Limits —



NOTE: The survey area is comprised of the Towns of Jefferson, Koshkonong, Oakland, and Sumner and does not include the incorporated municipalities located within these townships.

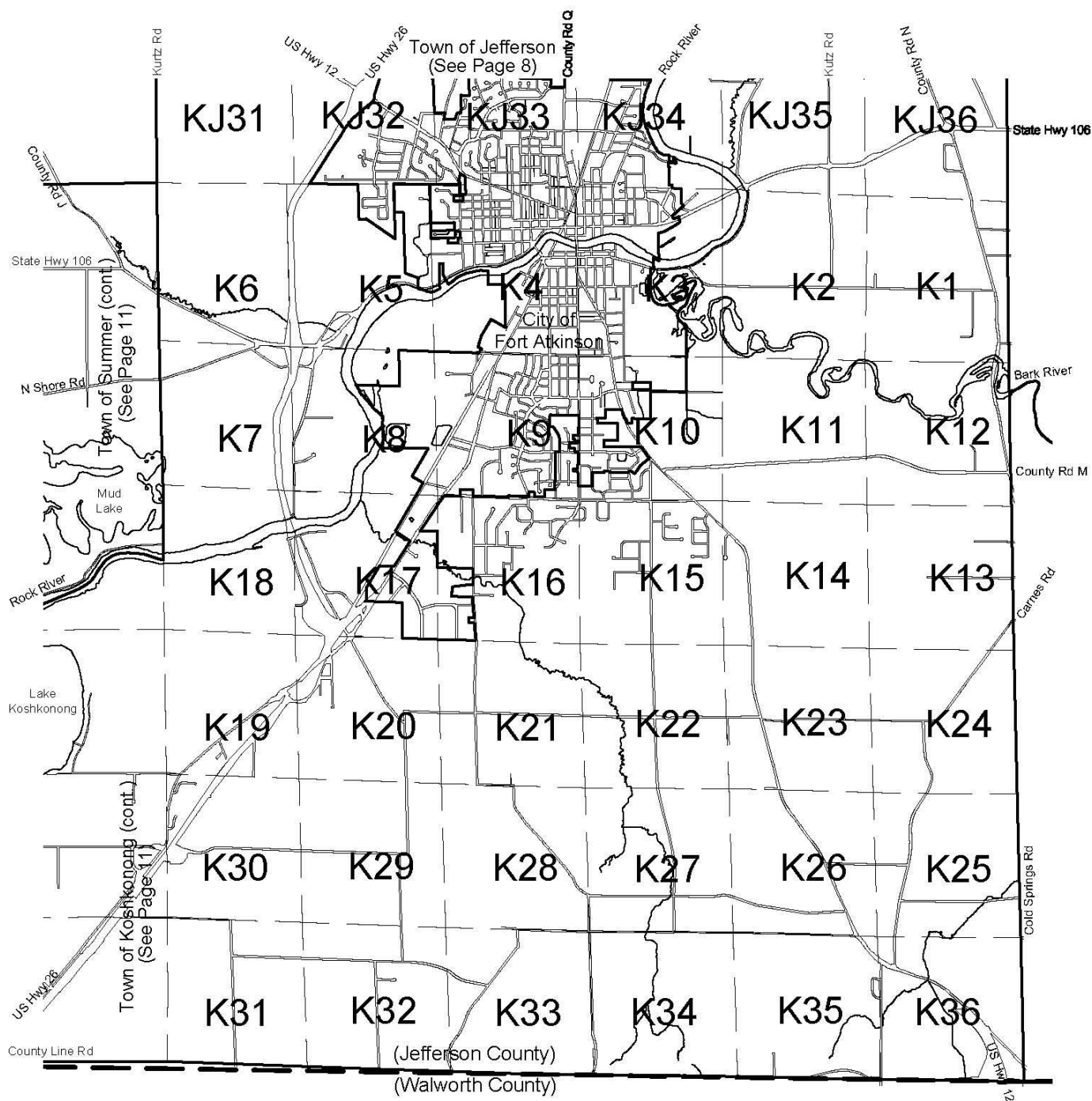




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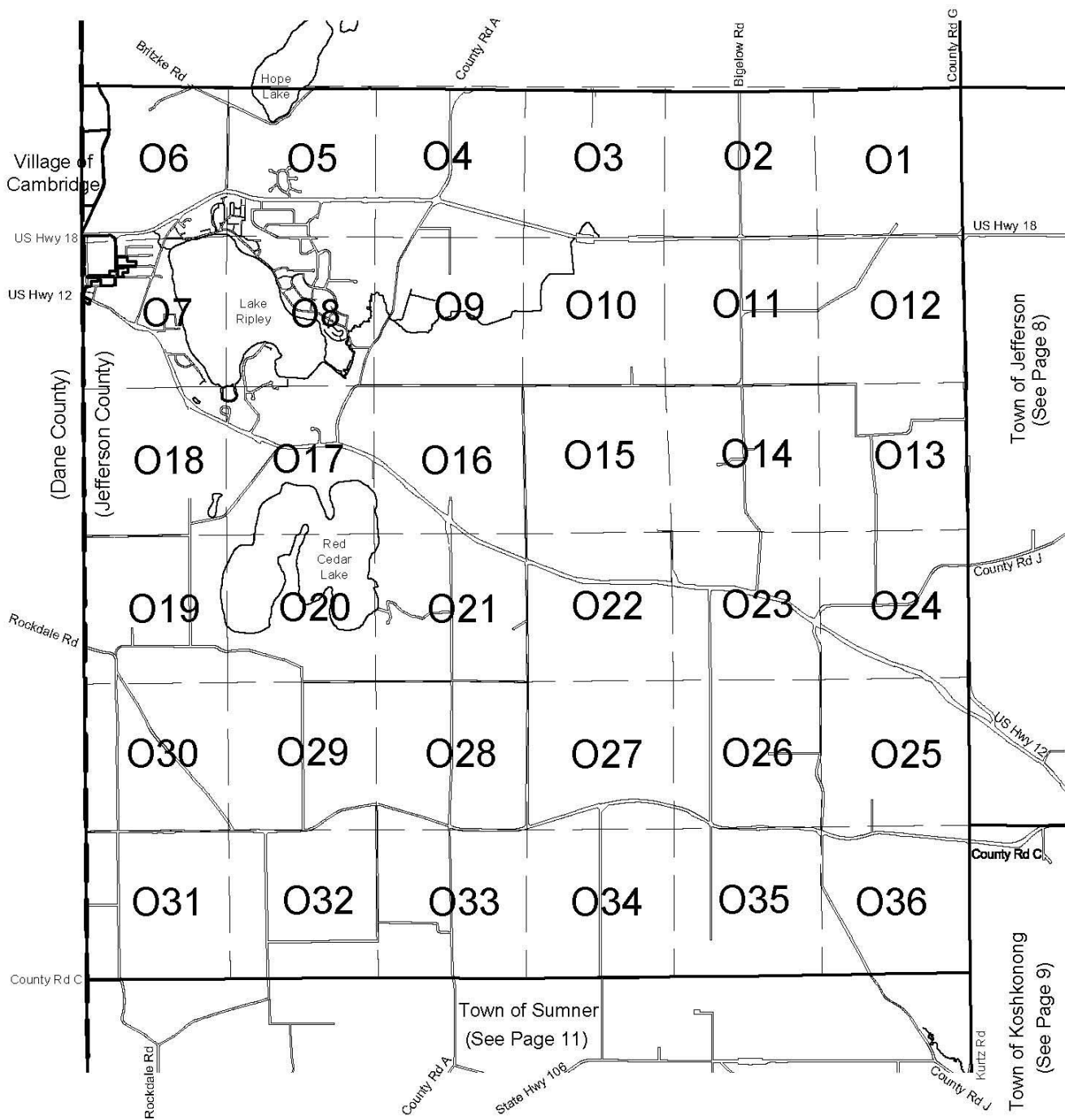


PARTIAL TOWN OF KOSHKONONG MAP

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NOTE: The survey area is comprised of the Towns of Jefferson, Koshkonong, Oakland, and Sumner and does not include the incorporated municipalities located within these townships.

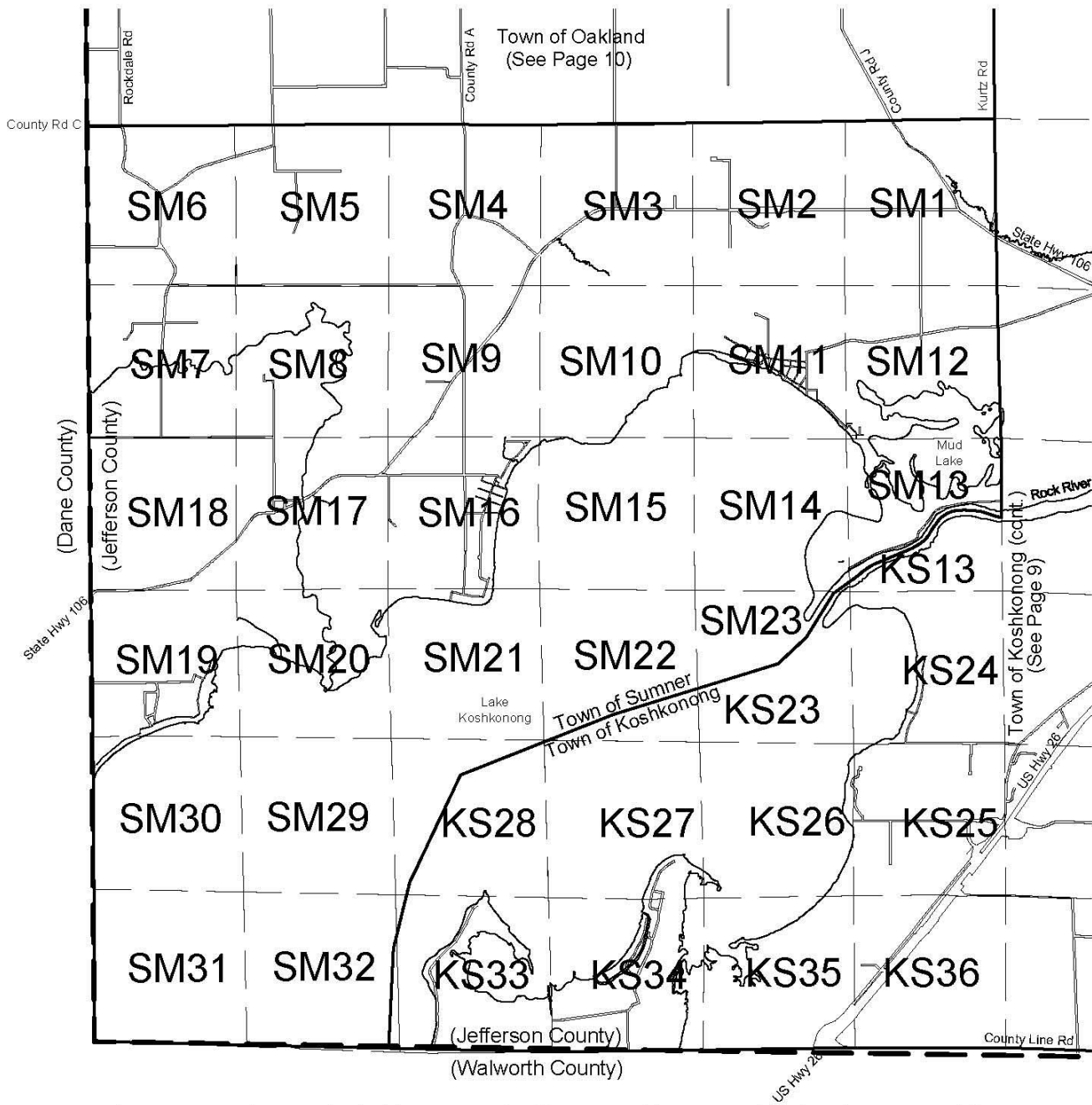


TOWN OF OAKLAND MAP

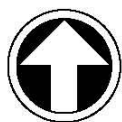
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NOTE: The survey area is comprised of the Towns of Jefferson, Koshkonong, Oakland, and Sumner and does not include the incorporated municipalities located within these townships.



TOWN OF SUMNER & PARTIAL TOWN OF KOSHKONONG MAP

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Survey Methodology

Introduction

The Architectural and Historical Intensive Survey was conducted in the Towns of Jefferson, Koshkonong, Oakland, and Sumner, comprising the southwest quadrant of Jefferson County, Wisconsin, over a period of several months, beginning in April of 2013 and concluding in July of 2013. The architectural firm of Legacy Architecture, Inc. of Sheboygan, Wisconsin, executed the survey. The principal investigators, Jennifer L. Lehrke and Robert Short, conducted the reconnaissance survey fieldwork and performed historical research. The assistant investigator, Rowan Davidson, performed historical research and authored the intensive survey report. Jennifer L. Lehrke and Robert Short edited the intensive survey report and generally oversaw the survey. Thomas Barg prepared the survey maps, and JoAnn Veldman provided clerical support and data entry.

The Southwest Quadrant of Jefferson County Architectural and Historical Survey consisted of four major work tasks: (1) reconnaissance survey, (2) architectural and historical research, (3) evaluation of significant resources for inclusion in the intensive survey report, and (4) preparation and presentation of the intensive survey report.

Reconnaissance Survey

In April and May of 2013, a windshield survey of the Towns of Jefferson, Koshkonong, Oakland, and Sumner was conducted that resulted in the identification of approximately 370 resources of architectural and historical interest. The portions of the Towns of Jefferson, Koshkonong, Oakland, and Sumner within the delineated boundary area as described in Chapter 1 were surveyed street-by-street and structure-by-structure for resources of architectural and historical significance.

Records for approximately 118 previously surveyed resources in the Wisconsin Historical Society's Architectural and Historical Inventory (AHI) were updated. Information contained in the AHI, particularly the address, was confirmed and corrected if needed, and field observations were recorded if any alterations, additions, or demolition work had been done to the structure since last surveyed. A new digital photograph of each property was taken to be added to the AHI. There were 12 resources that were previously surveyed that are believed to have been demolished. Therefore, the records for those resources were updated accordingly. As is customary; resources already listed in the National Register of Historic Places were excluded from the survey.

In addition to updating the 118 previously surveyed resources, 265 new resources of interest were observed and documented. Information such as address, name, and architectural style were noted, and field observations were recorded which were later entered into the AHI. A digital photograph of each property was also taken for inclusion in the AHI. In areas where a potential historic complex or farmstead was identified, all buildings within the potential complex or farmstead boundaries were observed and documented. In addition, all of the existing and newly surveyed properties were identified by AHI record number on maps which are included in the Survey Results Chapter.

Architectural and Historical Research

Architectural and historical research of the Towns of Jefferson, Koshkonong, Oakland, and Sumner was conducted by the principal and assistant investigators throughout the course of the project in an effort to provide a historical context to evaluate resources. Of great importance were items located at the Area Research Center at the University of Wisconsin-Whitewater, including, but not limited to, their extensive collection of research on local history. Secondary information was also found at the Wisconsin Historical Society, the Jefferson County Courthouse, the Town of Jefferson Assessor, Town of Oakland Assessor, the Town of Koshkonong Assessor, and the Town of Sumner Assessor.

Summaries of the history of the Towns of Jefferson, Koshkonong, Oakland, and Sumner are included in this report and are arranged in themes according to guidelines set forth by the Historic Preservation Division of the Wisconsin Historical Society. Areas of research include historic Indians, government, settlement, agriculture, industry, transportation, architecture, education, social & political movements, religion, art & literature, commerce, planning & landscape architecture, recreation & entertainment, and notable people. Structures deemed eligible for listing in the National Register were evaluated based on their association with these themes.

Evaluation of Significant Resources

After the reconnaissance survey and research were completed, the data was analyzed to determine which individual properties, farmsteads, complexes, and districts were potentially eligible for listing in the National Register of Historic Places. The evaluation of individual historic resources, complexes, and farmsteads was also reviewed with the Historic Preservation Division of the Wisconsin Historical Society prior to inclusion in this report. The evaluation was performed according to the National Register's Criteria for Evaluation and Criteria Considerations which are used to assist local, state, and federal agencies in evaluating nominations to the National Register of Historic Places. The Criteria for Evaluation and Criteria Considerations are described in several National Register publications as follows:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions, or used for religious purposes, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic period or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

As noted above, a historic district is placed in the National Register of Historic Places in a manner similar to individual properties; using essentially the same criteria. A historic district is comprised of a resource; that is, building, structures, sites, or objects located in a geographically definable area. The historic district is united by historical factors and a sense of cohesive architectural integrity. District resources are individually classified as contributing or non-contributing.

- A. A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a.) it was presented during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or (b.) it independently or individually meets the National Register criteria.
- B. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property or district is significant because (a.) it was not present during the period of significance [less than 50 years old or moved to the site], (b.) due to alterations, disturbances, addition, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or (c.) it does not independently meet the National Register criteria.

Preparation and Presentation of the Intensive Survey Report

This survey report describes the project and survey methodology, gives an overview of the history of Towns of Jefferson, Koshkonong, Oakland, and Sumner that comprise the southwest quadrant of Jefferson County, summarizes the thematic research and survey results, and gives recommendations for the Jefferson County Historic Sites Preservation Commission. This report does not include a definitive history of the towns. Rather, it provides a broad historical overview of many themes in one publication. It is intended to be a work in progress which can lead to future research and can be updated over time as new information is collected.

Copies of the final survey report were issued to the Historic Preservation Division of the Wisconsin Historical Society and the Jefferson County Historic Sites Preservation Commission.

Legacy Architecture, the Jefferson County Historic Sites Preservation Commission, and the Historic Preservation Division of the Wisconsin Historical Society conducted two public information meetings regarding the survey. The first meeting was held on April 25, 2013, to introduce the survey team and the project process to the community. A second meeting, held on July 25, 2013, presented the results of the project including the survey report, potential historic districts, complexes, and farmsteads to Jefferson County and to the Historic Sites Preservation Commission.

Historical Overview

Jefferson County

The rural southwest quadrant of Jefferson County, consisting of the Towns of Jefferson, Oakland, Koshkonong, and Sumner, has historically been similar to the rest of the county. The area is largely rural but is dotted with several small cities including the City of Jefferson, City of Fort Atkinson, and a portion of the City of Cambridge and the unincorporated communities of Helenville, Busseyville, and Oakland Center. The proximity of the nearest larger city to the area in Whitewater to the southeast, and proximity to Interstate Highway 94 between Milwaukee and Madison have had a lesser effect on the area's strong rural, agricultural history that has continued through the nineteenth and twentieth centuries to present day.

Typical to Jefferson County's 576 square miles of land, the Towns of Jefferson, Koshkonong, Oakland, and Sumner generally feature flat land and gently rolling hills. The area is unique within the County as it contains one large lake and several small lakes, respectively Lake Koshkonong separating the Towns of Koshkonong and Sumner and Lake Ripley and Red Cedar Lake in the Town of Oakland. The Rock River, running south through the Towns of Jefferson and Koshkonong in to Lake Koshkonong, is prominent in the landscape, with its tributaries, the Crawfish River in the Town of Jefferson and Bark River in the Town of Koshkonong, less so. Low points in the land tend to be near these bodies of water with substantial areas of marshland. The area's plains, forests, moraines, and marshes were viewed as ideal for development by the earliest white settlers and were soon drained and tilled for agriculture.¹

Prior to permanent white settlement, the southwest quadrant of Jefferson County was the domain of the Potawatomi with the occasional temporary habitation of French fur traders. Jefferson County was included in territory ceded to the United States by the Potawatomi under the Treaty of 1833. By the end of that year, most of the land in southeastern Wisconsin was surveyed by the federal government. A land office was established in Green Bay in 1835 from which to sell the land, and private land claims began to be made. The first settlers of Jefferson County were attracted to waterfalls to power mills and transportation routes along the Rock River.² Most of the earliest land claims in Jefferson County were made by Yankee settlers. Jefferson County was set off from Milwaukee County in 1835. The county's population doubled from just under 500 to 914 between 1838 and 1840.³

Early settlers established community-building businesses such as saw mills, grist mills, hotels, and general stores; many were simply land speculators, purchasing land to sell to other settlers. In rural areas, many established wheat farms, the cash crop of the day. By the mid-nineteenth century, Wisconsin became a leading wheat-producing state. The wheat craze eventually faded

and was supplanted by a brief period of the successful cultivation of hops, and ultimately dairy farming.⁴

Across Jefferson County, many small settlements were established during the late 1830s and 1840s. Several of these experienced sustained growth, incorporated, and grew to become small and medium-sized municipalities; these include the City of Watertown, the largest in the county, as well as the Cities of Fort Atkinson, Lake Mills, and Jefferson and the Villages of Johnson Creek, Palmyra, and Sullivan. Many settlements founded during that same time period failed to grow and remain unincorporated communities that dot the rural landscape. In the survey area, these include Helenville in the Town of Jefferson, Oakland Center in the Town of Oakland, and Busseyville in the Town of Sumner.⁵

The population of Jefferson County grew rapidly between 1840 and 1850, increasing from less than 1,000 residents to over 15,000. The vast majority of residents lived in family groups on farms at this time. By 1860, the county's population doubled to over 30,000 residents. The 1870 Census found a small decrease in the county's population, followed by thirty years of a stabilized population starting in 1880. By this time, the county's farmland was largely developed, and its larger communities slowed in their industrial growth.⁶

Each federal census since the early twentieth century has shown a slight increase in the county's population. During the mid-twentieth century, the school districts within each of Jefferson County's towns were consolidated and eventually absorbed by those of their surrounding incorporated municipalities.⁷ Today, almost all educational, religious, commercial, and healthcare services are only available within the County's incorporated municipalities. As of 2010, Jefferson County has a population of 83,693.⁸

Town of Jefferson

The first permanent white settlers in the Town of Jefferson arrived from Milwaukee in the spring of 1836. The families of Rodney Currier and Andrew Lansing settled near the junction of the Rock and Crawfish Rivers in the present City of Jefferson.⁹

Soon thereafter, more settlers came from the early mills along the Bark River in the neighboring Town of Hebron to join the new settlement. The Town of Jefferson was declared the county seat in 1837 due to its central location in the county at the fork of two major rivers. A courthouse was constructed in the present-day City of Jefferson that year. Development around the courthouse followed, including a trading post and tavern. One of the county's original towns, the Town of Jefferson was established in 1839 and originally included the Town of Jefferson and the present-day Town of Oakland. Only a few buildings, mostly log houses, stood in the town by 1840, when the official census reported 250 residents.¹⁰

Postal service began in the early 1840s. A dam and a sawmill were constructed along the Rock River in 1842 in the present-day City of Jefferson, followed by the first schoolhouse there several years later. A grist mill was erected in 1849. Jefferson Township's population grew rapidly, partly due to the influx of German immigrants in the late 1840s.¹¹

Orgies Bullwinkel established the settlement of Helenville in the Town of Hebron in the late 1840s and named it after his wife Helen. Helenville had a post office, Lutheran church, and school by 1851.¹²

A Catholic congregation was formed the St. Lawrence Catholic Church one mile east of the Jefferson settlement in 1850.¹³ The first of several breweries was founded in 1850, an influence of the Town's growing German immigrant population. Other industries followed, most notably the Jefferson Wool Manufacturing Company in the present-day City of Jefferson in 1856.

In 1856, the City of Watertown petitioned to replace the Town of Jefferson as the Jefferson County Seat. The results were eventually brought before the Wisconsin Supreme Court, which ruled in favor of the Town of Jefferson because a large number of votes for Watertown came from locations in Dodge County and were deemed invalid. The Village of Jefferson was incorporated out of the town in 1857 to become the official county seat.¹⁴

The Chicago, St. Paul, and Fond Du Lac Railway came to the Town of Jefferson in 1859 along a north-south path roughly following the Rock River with a station in the Village of Jefferson.¹⁵ The Town of Jefferson had a population of 2,232 residents in 1860. After the Village of Jefferson incorporated as a City in 1878, it experienced a boom in industry, notably cheese factories, lumber mills, furniture makers, breweries, and brick yards.¹⁶

That same year, the southern edge of the Town of Jefferson, Sections 31 through 36 of Township 6 Range 14 East, was ceded to the Town of Koshkonong for expansion and incorporation of the City of Fort Atkinson. The northern half of the Town of Hebron, Sections 1 through 18 including the settlement of Helenville, was then ceded to the Town of Jefferson resulting in the present-day irregular configuration of the town. The population of the reconfigured town was 1,728 in 1910.¹⁷

The early twentieth century saw the continued growth and dominance of the City of Jefferson over the town. As such, development in the town throughout the twentieth century consisted primarily of suburban residences, especially on the outskirts of the City and along the Rock River.¹⁸ The Town of Jefferson had a population of 3,016 in 1954; the population declined to 2,178 inhabitants by 2010.¹⁹

Town of Koshkonong

The name 'Koshkonong' comes from the Winnebago language and means "Lake on which we dwell," referring to the large lake which today shares the name with the town.²⁰ The United States Army established Fort Koshkonong along the Rock River at the fork of the Bark River during the 1810s to provide protection to American interests in present-day southeastern Wisconsin which was at that time inhabited by the Winnebago.²¹ After the Winnebago surrendered their lands in present-day Wisconsin to the United States government in 1829, Sauk Chief Blackhawk lead a war party through the area and camped on present-day Blackhawk Island for a short time while being pursued by General Atkinson of Fort Koshkonong during what was known as the Black Hawk War of 1832.²²

The first permanent white settlers arrived in the present-day Town of Koshkonong in 1836, building log homes near the fort.²³ The Town of Finch was established in 1839, consisting of the present-day Towns of Koshkonong and Sumner.²⁴ Fort Koshkonong was renamed Fort Atkinson in 1841; the town was renamed Koshkonong the following year.²⁵ The area around the fort settlement experienced the quickest growth, with a hotel established there in 1848. The population of the Town of Koshkonong was 750 by 1853.²⁶

The first railroad reached the settlement at Fort Atkinson in 1859, bringing an influx of settlers.²⁷ That same year, the Town of Sumner split from the Town of Koshkonong.²⁸ The population of the Town of Koshkonong was 2,023 in 1860, at which time the Village of Fort Atkinson was incorporated.²⁹

The latter part of the nineteenth century saw the size and influence of Fort Atkinson grow. By the time Fort Atkinson was incorporated as a City in 1878, it was a center for a variety of industries, including creameries and cheese factories, food processing, and publishing. That same year, the southern edge of the Town of Jefferson, Sections 31 through 36 of Township 6 Range 14 East, was ceded to the Town of Koshkonong. Through the turn of the twentieth century, commercial activities and the innovations of William Dempster Hoard near Fort Atkinson spurred an increase in dairy farming across Jefferson County.³⁰

The early twentieth century saw a continuation of the trend of the Town of Koshkonong being dominated by the City of Fort Atkinson. In 1910, the population of the Town of Koshkonong was 1,332 inhabitants. During this time, the shores of Lake Koshkonong became the site of affluent resorts and sporting clubs patronized by city residents from Fort Atkinson and visitors from across the state.³¹

Development in the town continued to be centered on the City of Fort Atkinson and shores of Lake Koshkonong and the Rock River well through the twentieth century primarily in the manner of suburban style residences. By 1954, the Town of Koshkonong had a population of 2,340 inhabitants.³² As of 2010, the population reached 3,692 people, making it the most populous town in the survey area.

Town of Oakland

A part of the Town of Jefferson since 1839, the Town of Oakland, was separated and independently established separate in 1848.³³ Until that time, settlement was slow and limited. During the mid-nineteenth century, the settlement of Oakland Center developed near the center of the town. The population of the Town of Oakland reached 1,195 by 1860. However in 1878, a tornado destroyed most of Oakland Center and a number of surrounding farms in the Town of Oakland. The damage was so severe that the area struggled to recover, never again reaching its earlier levels of population and activity with many early settlers moving away during the late nineteenth century. Unlike much of the rest of Jefferson County, dairy farming failed to dominate the Town of Oakland. By 1910, the number of inhabitants in the town had stagnated at 1,198 residents.³⁴

By the early twentieth century, the focus of development in the Town of Oakland had shifted from Oakland Center to lakeside vacation development around Lake Ripley near the growing Village of Cambridge on the border of neighboring Dane County. Residential subdivisions around Lake Ripley, included Potter's Park, Ripley Bluffs, Shore Place, and Sylvan Mounds quickly developed by the mid-twentieth century.³⁵ Recreation on the lake, at several small lakeside resorts, hotels, and summer camps, notably the Willerup Bible Camp and Curtis and Hoard Scout Camp, gained prominence in the county and southeastern Wisconsin. Tourism began replacing agriculture as the major economic engine of the Town of Oakland.³⁶ This trend continued through the rest of the twentieth century up to the present-day, with the population growing rapidly from 1,633 in 1954 to 3,100 inhabitants in 2010.

Town of Sumner

Prior to white settlement, the Town of Sumner was the site of large native Winnebago settlements around Lake Koshkonong, still marked today by over 500 remaining effigy burial mounds primarily near the shoreline of Lake Koshkonong. The village at Carcajou Point on the north shore of Lake Koshkonong had a population of up to 2,500 inhabitants in the early nineteenth century and has been identified as an important archeological site in the following century.³⁷

After the Winnebago cession of land to the United States government, the area around the Town of Sumner became open to settlement during the 1830s.³⁸ The area was initially part of the Town of Finch in 1839, renamed Koshkonong in 1842.³⁹ In 1843, a small group of Swedish immigrants settled in the present-day Town of Sumner. The heavily wooded land that discouraged other settlers appealed to the Swedes because the landscape resembled their homeland. The small Swedish settlement soon constructed a sawmill and dam along Koshkonong Creek.⁴⁰ A school was soon established; as well as a Methodist church in the northwest portion of the township by 1846, comprised of both Swedish and Norwegian settlers.⁴¹

During the 1850s, British settlers claimed land along Koshkonong Creek. Thomas Bussey, an English farmer and miller, settled in the area and, by 1855, began construction of a limestone mill and dam on Koshkonong Creek. Near his mill, he platted a settlement which he named Busseyville. The location was initially popular due to the mill and the settlement grew, yet never incorporated.⁴²

The Jefferson County Board of Supervisors set off the Town of Sumner from the Town of Koshkonong in 1859, making it the smallest town in Jefferson County with an area of only 17 square miles. Initially the area on the south shore of Lake Koshkonong was included in the Town of Sumner but was quickly returned to the Town of Koshkonong due to a railway bond deal for the Chicago, St. Paul, and Fond du Lac Railroad and its physical separation from the portion of the town north of the lake.⁴³

Town of Sumner saw continued growth after the Civil War, especially in agriculture and dairy farming. However, the population of the town grew slowly from 477 in 1860 to only 589 inhabitants in 1910.⁴⁴

The geography of Lake Koshkonong and adjacent marshland greatly affected land use in the Town of Sumner. The presence of a variety and numerous water fowl encouraged the development of resorts and hunting clubs around the lake at the turn of the century. The early twentieth century saw the subdivision of land along Lake Koshkonong in the Town of Sumner for private homes, including Glenn Oaks Beach, Carcajou Place, Koshkonong Park, Altpeter's Addition, and Blackhawk Place, which continued to develop through the mid-twentieth century.⁴⁵ While several other industries, including a creamery, operated in Busseyville over time, it failed to become an urban center, which the Town of Sumner continues to lack to this day. As development stagnated, the town's population slowly declined from 892 residents in 1954 to 832 as of 2010, making it the least populous town in the survey area.

Historic Indians

Paleo-Indian and Archaic Cultures

There is archeological evidence of settlement in Jefferson County by several Native American groups. The earliest known group, Paleo-Indians and those of the archaic cultures are known to be hunters and gatherers who made stone tools prior to 1000 B.C. While it is possible for there to have been additional Paleo-Indian and Archaic Culture activity within the boundaries of the survey area, it was outside of the scope of this survey to identify archeological resources from that time period.

Woodland Cultures

The Early, Middle, and Late Woodland cultures were mound builders and left distinctive landscape features across the State of Wisconsin, including Jefferson County. Members of the Early Woodland culture constructed conical burial mounds between the years of 1000 and 1 B.C. Mounds constructed during the Middle Woodland period, from approximately 1 to 500 A.D., were situated in large groupings. From approximately 500 to 1000 A.D., members of the Late Woodland culture constructed effigy mounds in shapes of stylized animal, symbol, religious, or human figures.⁴⁶ These mounds are roughly three feet in height and spread over large areas in shape of various animals. There are approximately 1,500 known effigy mounds in Jefferson County. A large concentration of mounds can be found encircling Lake Koshkonong. Two groupings of mounds in this area, the Hoard Mound Group and the Haight Creek Mound Group, have been listed in the National Register of Historic Places.⁴⁷ While it is possible for there to have been additional Woodland Culture activity within the survey area, it was outside of the scope of this survey to identify archeological resources from that time period.

Mississippian Cultures

Members of the Mississippian Culture, from approximately 1000 to 1500 A.D., constructed a large platform mound at a settlement along the west bank of the Crawfish River in the neighboring Town of Aztalan⁴⁸ When the site was discovered by white explorers in the 1830s, it was named Aztalan after a report by Baron Alexander von Humboldt, a well-known early-nineteenth century German anthropologist who studied American Indian antiquities, which told of the Aztec people coming to Mexico from a land by flowing waters far to the north by that name. While it is possible for there to have been Mississippian Culture activity within the

boundaries of the survey area, it was outside of the scope of this survey to identify archeological resources from that time period.

Potawatomi

While Wisconsin was inhabited by several groups of Native Americans during the past several hundred years, including the Dakota (Sioux), Winnebago (Ho-Chunk), Menominee, and Ojibwa (Chippewa); the Potawatomi were one of the more significant in Jefferson County prior to white settlement in the area. The Potawatomi first came to Wisconsin to escape the Iroquois Wars fought to control the fur trade in the eastern United States during the mid-seventeenth century. After initially settling in the Green Bay and Door County areas, they soon began working with French traders and overcame smaller tribes, becoming a powerful force in the fur trade in southeastern Wisconsin, southern Michigan, and northern Illinois. It is estimated that there were around 100 Potawatomi villages in Jefferson County with populations of 10,000 residents by 1820. However, pressures from whites to settle rose at that time. Treaties with the federal government in 1829 and 1833 ceded Potawatomi lands to the United States Government. Many sought refuge in central and northern Wisconsin to resist removal.⁴⁹ No historic resources were found to be associated with the Potawatomi.

Winnebago

There were a number of Winnebago (Ho-Chunk) villages in the Jefferson County prior to white settlement in the 1830s. One such village, White Crow Village, occupied a point along the north shore of Lake Koshkonong at Carcajou Point. The site of White Crow Village has been listed in the National Register of Historic Places. This permanent village potentially had thousands of occupants. Treaties with the federal government in 1829 and 1833 ceded Winnebago lands to the United States Government. Some Winnebago remained in Jefferson County until as late as 1850, not wanting to leave the land of their fathers. Several attempts were made by the federal government to remove the Winnebago from the area; however, these attempts were unsuccessful. Plans were eventually made to provide the tribe with a reservation near Blue Earth, Minnesota.⁵⁰ No historic resources were found to be associated with the Winnebago.

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Class</i>
Jefferson	(withheld)	Highsmith Site	Listed
Koshkonong	(withheld)	Hoard Mound Group	Listed
Koshkonong	(withheld)	Haight Creek Mound Group	Listed
Sumner	(withheld)	Carcajou Point Site	Listed
Sumner	(withheld)	Crab Apple Point Site	Listed

Government

Introduction

Throughout its early history, the area that is now the State of Wisconsin was under the jurisdiction of the Northwest Territory from 1788 to 1800, the Indiana Territory from 1800 to 1809, the Illinois Territory from 1809 to 1818, and the Michigan Territory from 1818 to 1836. During that time, the area was ceded to the United States by a treaty in 1833 from the Potawatomi and other local American Indian tribes. The survey area was set off from the territory's original Brown County as part of the newly formed Milwaukee County in 1834. The Wisconsin Territory was organized and opened for settlement in 1836.⁵¹

Jefferson County was set off from Milwaukee County in 1836, with a county government finally established three years later. Provisions were made at that time for the establishment of five towns in 1842, including the Town of Koshkonong. A county seat was established at that time at the fork of the Rock and Crawfish Rivers in what would become the Town of Jefferson. The Towns of Oakland and Sumner were established in 1846.⁵²

Territorial Government

Lucius Barber, born in Simsbury, Connecticut, graduated from Amherst College in 1826 and later obtained a medical degree from the University of Pennsylvania Medical College. In 1835, he moved to Milwaukee with political ambitions. He soon became a representative and speaker in the Wisconsin territorial lower house. In 1839, he relocated to the Town of Jefferson, where he had previously purchased land speculatively. He went on to represent Jefferson County's territorial district, encompassing present-day Dane, Dodge, Green, Jefferson, and Rock Counties, until 1844. While an official member of the Whig Party, his voting habits tended to be non-partisan. He died in 1889.⁵³ No historic resources were found to be associated with Lucius Barber.

Federal Government

United States Postal Service

The first post office established in Jefferson County was at the settlement of Aztalan in the Town of Aztalan in 1837, which would later serve as a distribution point to the rest of the county as

other offices were established. The county was served in this manner until the establishment of free rural postal delivery in 1904.⁵⁴

A non-extant post office was established in 1846 in the settlement of Oakland Center in the Town of Oakland with Jerod Crane serving as the first postmaster. The post office operated into the twentieth century, but was eventually closed.⁵⁵ No historic resources were found to be associated with the Oakland Post Office.

The Helenville Post Office was established in 1851, with Orgies Bullwinkel serving as the first postmaster. Operating for the next century, a building was constructed for the post office around 1950. The Helenville Post Office, located at 3290 U.S. Highway 18 in the Town of Jefferson, was included in the survey but it is not eligible for listing in the National Register of Historic Places.⁵⁶

A non-extant post office was established near the intersection of Perry Road and Scheppert Road in the Town of Oakland by the 1850s. The post office operated into the twentieth century, but was eventually closed.⁵⁷ No historic resources were found to be associated with the Oakland Post Office.

A non-extant post office was established in the settlement of Busseyville adjacent to the Busseyville Town Hall in the Town of Sumner during the 1870s. The post office operated into the twentieth century, but was eventually closed.⁵⁸ No historic resources were found to be associated with the Busseyville Post Office.

A non-extant post office, near the Rock-Jefferson County line along the old Chicago, St. Paul and Fond du Lac Railway line, operated in the late nineteenth century in the Town of Koshkonong.⁵⁹ No historic resources were found to be associated with the Koshkonong Post Office.

State Government

Wisconsin Governors

William Dempster Hoard was born in Stockbridge, New York, in 1836. During the 1850s, he settled on the outskirts of the City of Fort Atkinson. He briefly served as a musician for the Union Army during the Civil War. Upon returning to Jefferson County, he began farming hops but soon shifted to dairy farming.⁶⁰

He was a pioneer in promoting scientific dairy farming practices and development of the single purpose dairy cow. Hoard was instrumental in organizing county dairyman's associations and helped establish the Wisconsin Dairyman's Association in 1872. He was prominently involved with the establishment of farmer's institutes by 1884 and the State of Wisconsin's first dairy board.⁶¹

In 1885, he began writing and publishing a weekly journal named *Hoard's Dairyman* which quickly became popular across the United States making William Hoard a leading promoter and

advocate of the dairy industry nationally. In the publication and on his farm, he pioneered leading dairying practices. These include, but are not limited to, the concept of registering dairy herds, detailed farm record keeping, the use of alfalfa and the silo for cattle feeding, acceptance of and improvements to the silo and use of silage as a means of preserving the hay crop from weather damage, tuberculin testing of dairy cows and eradication of milk-borne tuberculosis from dairy herds to protect the consuming public, and loose or pen housing for dairy cattle.⁶²

Hoard joined the Republican Party and quickly became involved with state politics. He was elected Governor of Wisconsin in 1889. As governor, he was an early advocate for consumer protection. He also supported and signed into law the Bennett Act, requiring compulsory school attendance across Wisconsin. Controversial as it also required that subjects be taught in English, the Bennett Act angered many of the state's German immigrants. Governor Hoard was defeated by Wilbur Peck, the Democratic mayor of Milwaukee, in his bid for a second term.⁶³

In 1899, Hoard purchased a farm in the Town of Koshkonong, which was originally constructed by Asa Snell in 1845, at which he enlarged operations, implemented his prior advancements, and continued dairy pioneering and publishing the journal. Hoard's Dairyman Farm, located at N2856 County Road K in the Town of Koshkonong, is listed in the National Register of Historic Places. *Hoard's Dairyman* eventually grew to be considered one of the foremost agricultural journals in the world, a reputation which it retained throughout the twentieth century.⁶⁴

After alienating much of the Republican Party, he joined Robert La Follette in creating a progressive faction within the party during the early twentieth century. William Hoard died in 1918. The State of Wisconsin commemorates the legacy of William Hoard with a state holiday on the 10th of October.⁶⁵

Wisconsin State Legislature

William Eustis was born in New York, settled in Sangamon County, Illinois, and in 1846 after the death of his wife, relocated to the Town of Oakland where he constructed an octagonal house two years later. The William Eustis House, located at W7758 Perry Road, was included in the survey and is individually eligible for listing in the National Register of Historic Places. In 1852, he was elected to the state legislature and served two terms. Later, he served as the Town of Oakland assessor and supervisor. He died in 1884.⁶⁶

John Holmes was born in Connecticut in 1809. He was ordained as a Universalist minister in 1833. After studying law and joining the Democratic Party, he travelled west and preached in Michigan, Illinois, and Ohio before settling in Wisconsin. In 1846, he moved to the Town of Jefferson to start a law practice. Two years later, he was elected as the first Lieutenant Governor of the newly established State of Wisconsin under Governor Nelson Dewey. After one term, he was elected to the state assembly. He served in the assembly until the Civil War, when he joined the Union army as an infantry quartermaster. During the war he was captured and held prisoner for several years. He died shortly after being released in an exchange of prisoners in 1863.⁶⁷ No historic resources were found to be associated with John Holmes in this survey.

Local Government

Town of Jefferson

The Town of Jefferson was established in 1838 and originally included the present Town of Oakland, which was separated in 1848. A portion of the town incorporated as a village in 1857, becoming the City of Jefferson in 1878. That same year, the southern edge of the town, sections 31 through 36, were ceded to the Town of Koshkonong for the incorporation of the City of Fort Atkinson. That same year, the northern half of the neighboring Town of Hebron, sections 1 through 15, was added to the Town of Jefferson.⁶⁸ No historic resources were found to be associated with the Town of Jefferson government.

Town of Koshkonong

The Town of Koshkonong was established in 1838 as the Town of Finch, changing its name in 1842, and originally included the neighboring Town of Sumner, which was separated in 1859. A portion of the town incorporated as the Village of Fort Atkinson in 1860, which incorporated as a City in 1878. That same year, the southern edge of the Town of Jefferson, its sections 31-36, were added to the Town of Koshkonong.⁶⁹

During the 1960s, the Koshkonong School District No. 1 Star School building, was converted into the Koshkonong Town Hall and Administrative Building. Star School, located at W5609 Star School Road, was included in the survey but is not eligible for listing in the National Register of Historic Places.⁷⁰ For more information on Star School, refer to Chapter 11 Education. The building continues to serve as the town hall to this day.

Town of Oakland

Originally part of the Town of Jefferson, the Town of Oakland was established in 1848.⁷¹ A town hall was constructed in the settlement of Oakland Center in 1882 as a part of the rebuilding process in the wake of a devastating tornado. The Oakland Town Hall, located at W8536 U.S. Highway 12, was included in the survey but is not eligible for listing in the National Register of Historic Places.⁷²



*Oakland Town Hall, 1882
W8536 U.S. Highway 12*

Town of Sumner

Originally part of the Town of Koshkonong, the Town of Sumner was established in 1859 as the smallest Township in Jefferson County with an area of only 17 square miles.⁷³

Busseyville Grange Hall in the settlement of Busseyville was converted into a town hall for the Town of Sumner during the 1960s. Busseyville Grange Hall, located at N1525 Church Street in the Town of Sumner, was included in the survey but is not eligible for listing in the National

Register of Historic Places.⁷⁴ For more information on the National Grange of the Order of Patrons of Husbandry, refer to Chapter 12 Social & Political Movements.

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Koshkonong	2856 County Road K	Hoard's Dairyman Farmstead House	1845	Listed
Koshkonong	W5609 Star School Road	Star School	1871	Surveyed
Oakland	W8536 U.S. Highway 12	Oakland Town Hall	1882	Surveyed
Oakland	W7758 Perry Road	William Eustis House	1848	Eligible
Sumner	N1525 Church Street	Busseyville Grange Hall	1859	Surveyed

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Settlement

English

Many of the early settlers to the southwest corner of Jefferson County in the early-to-mid nineteenth century came from English origin. Though not as great in number as the Germans and Scandinavians, the English and other British immigrants left their mark on Southeastern Wisconsin due to their entrepreneurial motivation.⁷⁵ While some were farmers, many also pursued businesses such as milling and brewing. A few worked to introduce a variety of Protestant denominations to the frontier. The most sizable group of English immigrants to Jefferson County settled around Lake Koshkonong.⁷⁶ Due to their language, relative affluence, and religion, the English quickly assimilated into American society. Along with the Yankees from eastern states, most immigrants from the British Isles to Jefferson County moved further westward to find new fertile soil in the later part of the nineteenth century following the decline of wheat as a profitable staple crop.⁷⁷

Germans

During the mid-1840s, Germans began immigrating to southeastern Wisconsin, including Jefferson County.⁷⁸ The 1850 census indicates that 31 percent of the county's population was foreign-born, the majority from Germany. By 1860, 38 percent of the county's population was foreign-born. By 1870, 71 percent of the entire population of Jefferson County reported one or both parents born in a foreign country, 69 percent of which were German. This is evidenced by the predominance of German names throughout the county. In the 1880 census, the percentage of Germans among those indicating they were born in a foreign country was 80 percent and remained as high through 1910.⁷⁹

Many German immigrants were farmers and brought with them the knowledge of crop rotation, diversified farming, and soil enrichment at a transitional period for agriculture in Wisconsin after the wheat-craze of the mid-nineteenth century. This began an era of diversified farming in the area. From 1864 to 1870, the cultivation of hops grew popular partly as it was a necessary ingredient for brewing beer, a beverage that was increasing in popularity due to the increase in German immigration to the United States during the mid-nineteenth century. The hops craze ended quickly as fields in Wisconsin were soon devastated by the hops louse.⁸⁰

Scandinavians

Beginning in the 1840s, immigrants from Norway, Sweden, and other Scandinavian countries accompanied the German migration in search for available arable lands and greater opportunities.⁸¹ Many Norwegians settled in Jefferson County, particularly the Towns of Koshkonong and Sumner, arriving to the area via Muskego, Wisconsin.⁸² The area around Lake Koshkonong, including the Cities of Fort Atkinson and Jefferson, was home to an affluent Norwegian community by the mid-nineteenth century. The area became a staging point for further Scandinavian settlement across the mid-western and western United States.⁸³

Yankees

Private land claims began being made in Jefferson County with the establishment of a federal land office in Green Bay in 1836. Most settlers arriving in the county prior to 1845 were Yankees from New England looking for lucrative opportunities in the new territory. They primarily established community-building businesses such as saw mills, grist mills, hotels, and general stores to form settlements; many were simply land speculators, purchasing land to sell to other settlers.⁸⁴ In rural areas, many established wheat farms, the cash crop of the day, as it was easy to grow with little capital. By the mid-nineteenth century, Wisconsin became a leading wheat-producing state. However, due to pests and the depletion of soil nutrients, wheat increasingly became less profitable after the Civil War. By the 1870s, Yankee farmers began moving to new farms and virgin soils to grow wheat farther north and west in Wisconsin, Minnesota, and the Dakotas.⁸⁵

Agriculture

Introduction

Similar to the rest of Wisconsin, farming was historically the primary occupation of rural residents of Jefferson County. There have been three distinct eras in the history of agriculture in the state. First was the shift from subsistence farming to the commercial cultivation of wheat occurring during the mid-nineteenth century followed by the shift to raising livestock. Then saw the dominance and growth of dairy farming.⁸⁶ By the early-twentieth century, the number of farms and farm population of Jefferson County began to decrease; however, still above the state average, Jefferson County ranked nineteenth in the state for percentage of land area in farmland in 1954. This decline has been attributed to the increase in military service during and the attraction of urban industrial employment that followed World War II as well as the mechanization of farm operations and other technological advances that result in fewer farm workers being needed. Simultaneously, the average farm size has generally increased since the turn of the twentieth century.⁸⁷

*Jefferson County Farms*⁸⁸

<i>Year</i>	<i>Total Farms (Number)</i>	<i>Total Farm Acreage (Acreage)</i>	<i>Average Size of Farm (Acreage)</i>	<i>Land Area in Farms (Percent)</i>
1860	2,835	282,877	99.8	79.9
1870	3,272	317,249	97.0	89.6
1880	3,483	334,192	95.9	94.4
1890	3,360	328,969	97.9	92.9
1900	3,453	337,431	97.7	95.3
1910	3,356	335,156	99.9	94.7
1920	3,263	331,204	101.5	93.6
1925	3,325	325,992	98.0	92.1
1930	3,209	323,653	100.9	91.4
1935	3,170	332,575	104.9	93.9
1940	3,102	329,663	106.3	93.1
1945	3,008	332,491	110.5	93.9
1950	2,934	323,698	110.3	91.4
1954	2,782	319,062	114.7	90.1
<i>State Rank in 1954</i>	20	33	59	19

However, during the past several decades, the rural farmstead has changed dramatically. Most are no longer in operation as commercial farms; those that remain in operation have faced considerable loss of historic integrity due to inappropriate additions and remodeling. Many historic agricultural buildings have been replaced with modern pole buildings. Many modern

dairy facilities are not even barns, rather large open, post and roof structures with removable coverings for seasonal weather.

Today, most historic farmsteads are used solely as residential properties. Some property owners use the agricultural buildings for hobby farming, raising animals for personal use, or horse barns; many are not in use at all. Many are in poor condition due to neglected maintenance. Farmhouses have similarly been subjected to additions and remodeling that have largely eliminated architectural integrity. New windows, doors, porches, siding, and additions of inappropriate scale are common, even on farmhouses that are well maintained. For more information on agricultural building types identified in the survey, refer to Chapter 10 Architecture. For a listing of farmsteads identified in the survey as potentially eligible for listing in the National Register of Historic Places, refer to Chapter 20 Survey Results.

Wheat Cultivation

As new settlers arrived in Jefferson County during the late 1830s, they viewed its prairies, oak savannahs, and fertile marshes as ideal farmland where one could make money growing wheat, the leading cash crop of the mid-nineteenth century as it was easy to grow with little capital. Many of Wisconsin's early wheat farms were established by Yankee settlers.

By the mid-nineteenth century, Wisconsin became a leading wheat-producing state; and in 1865, Jefferson County contained just over 28,000 acres of land engaged in wheat production. That year, Jefferson County farmers produced over 268,000 bushels of wheat valued at almost \$300,000. However, due to pests and the depletion of soil nutrients, wheat increasingly became less profitable after the Civil War. The decline in wheat cultivation began in the southeastern portion of the state and moved westward. By the 1870s, many Yankee farmers moved to new farms and virgin soils to grow wheat farther north and west in Wisconsin, Iowa, Minnesota, and the Dakotas. Those that remained were joined by an influx of German immigrant farmers, who brought with them the knowledge of crop rotation, diversified farming, and soil enrichment.⁸⁹ For more information on agricultural buildings associated with wheat cultivation, refer Chapter 10 Architecture.

Feed Crop and Grain Cultivation

Corn & Oats

Corn and oats were the principle feed crops in territorial Wisconsin. During the wheat-era of the mid-nineteenth century, other crops such as corn and oats were also grown, but at much lower values. At the height of wheat production with Jefferson County farmers producing 268,000 bushels of wheat valued at \$300,000, a much smaller acreage of land cultivated for corn and oats produced over 450,000 bushels of those products; however, this produce was valued at \$40,000 less than the wheat cultivated that year. Due to pests and the depletion of soil nutrients, wheat increasingly became less profitable in southeastern Wisconsin after the Civil War. Wisconsin

farmers increasingly planted corn, oats, and hay in tandem with the rise of animal husbandry in the state. By the 1890s, 90 percent of the state's cropland was dedicated to feed crops and livestock. During the mid-twentieth century, Jefferson County grew to rank sixth out of all counties in Wisconsin in wild hay production and eighth in corn production.⁹⁰ For more information on agricultural buildings associated with corn and oat cultivation, refer to Chapter 10 Architecture.

Hops

From 1864 to 1870, the cultivation of hops grew popular. At this time, a hop louse infestation was ruining hop fields in the eastern United States, making prices skyrocket. Hops was also successful economically in Wisconsin, being a necessary ingredient for brewing beer, a beverage that was increasing in popularity due to the large number of Germans immigrating to the United States during the mid-nineteenth century. However, the hops craze ended quickly as the hops louse soon made its way to Wisconsin, just as eastern farmers rid themselves of the pest.⁹¹ No historic resources were found to be associated with hops cultivation.

Livestock and Poultry Production

Livestock Production

After the wheat and hops crazes of the mid-nineteenth century, farmers went through a phase of diversifying their production. The number of farmers engaging in the raising of stock animals, notably sheep, began to increase at this time.⁹² For more information on agricultural buildings associated with livestock production, refer to Chapter 10 Architecture.

Poultry Production

During the mid-twentieth century, Jefferson County grew to rank fifth out of all counties in Wisconsin in both chicken and egg production.⁹³ For more information on agricultural buildings associated with poultry production, refer to Chapter 10 Architecture.

Early Dairy Production

Most farms maintained a few dairy cows during the mid-nineteenth century to provide milk that could be made into cheese and butter for their own personal consumption. However, these cows were generally poorly kept and often only gave milk in warm weather. But by the 1870s, farmers sought the next stable cash crop after the demise of the wheat and hops crazes of the mid-nineteenth century. Dairy farming proved to be it, as progressive farmers realized that the sale of milk to cheese and butter factories could provide a steady income and would not require the making of these products on the farm themselves. Wisconsin was also well suited for the growing of feed crops that could sustain dairy cows for longer periods of time.⁹⁴

The University of Wisconsin's College of Agriculture was instrumental in the late eighteenth century in technological innovations and promoting dairying in the state. Farmers, especially those in Jefferson County, embraced dairying and converted many existing barns into dairy barns. New dairy barns were constructed on almost every farmstead, along with structures related to dairy farming such as silos and corn cribs. This transition to dairy farming greatly affected the physical appearance of rural Jefferson County.⁹⁵

In 1872, six men from Jefferson County, including William Dempster Hoard, and one from Fond du Lac County formed the Wisconsin Dairyman's Association to promote the advancement of milk, cheese, and butter in the state as well as raise the quality of Wisconsin dairy products to increase out of state sales.⁹⁶

Hoard was instrumental in organizing county dairyman's associations and was also prominently involved with the establishment of farmer's institutes by 1884 and the State of Wisconsin's first dairy board. He was a pioneer in promoting scientific dairy farming practices and development of the single purpose dairy cow. In 1885, Hoard began writing and publishing a weekly journal named *Hoard's Dairyman* which quickly became popular across the United States making William Hoard a leading promoter and advocate of the dairy industry nationally. In the publication and on his farm, he pioneered leading dairying practices. These include, but are not limited to, the concept of registering dairy herds, detailed farm record keeping, the use of alfalfa and the silo for cattle feeding, acceptance of and improvements to the silo and use of silage as a means of preserving the hay crop from weather damage, tuberculin testing of dairy cows and eradication of milk-borne tuberculosis from dairy herds to protect the consuming public, and loose or pen housing for dairy cattle. In 1899, Hoard purchased an extant farm in the Town of Koshkonong where he enlarged operations, implemented his prior advancements, and continued dairy pioneering and publishing the journal. Hoard's Dairyman Farm, located at N2856 County Road K in the Town of Koshkonong, is listed in the National Register of Historic Places. *Hoard's Dairyman* eventually grew to be considered one of the foremost agricultural journals in the world, a reputation which it retained throughout the twentieth century.⁹⁷

With Hoard's presence and influence, Jefferson County became a focal point in the expanding dairy farming industry by the early twentieth century. Almost all farms in the county were dairy farms, selling their milk to creameries and cheese factories throughout the county which became increasingly industrialized. In 1900, there were 3,400 farms in the county, a number that was stable through the 1930s. However, with growing opportunities in nearby cities after World War II, the number of farms slowly began to decrease along with the rate of continuing family farms. By 1964, there were 2,200 farms in the county; with only 1,235 of those being dairy farms.⁹⁸ For more information on agricultural buildings associated with dairy production, refer to Chapter 10 Architecture.

Industrialized Dairy Production

By 1975, the typical family farm operated with a herd of less than 50 dairy cows. However, due to low milk prices and increasing competition from other states, especially California, small farms discontinued dairy farming by the hundreds beginning around that time. By 2002, less

than 200 dairy farms existed in Jefferson County. By 2007, the number of dairy farms was as low as 158, meaning over three fourths of the county's dairy farms in 1964 ceased operations. Today, family farms still exist; however, they are operated as corporations involving several family members. These remaining farms have become highly industrialized with most farms milking hundreds of cows and purchasing their feed from farmers who specialize in the growing of feed crops. Others of these "mega-farms" cultivate thousands of acres of feed crops to feed up to 1,000 or more cows which they milk in shifts 24-hours per day.⁹⁹ No historic resources were found to be associated with industrialized dairy production.

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Koshkonong	N2856 County Road K	Hoard's Dairyman Farmstead	1845	Listed

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Industry

The small unincorporated communities of the southwest quadrant of Jefferson County, specifically Busseyville, Oakland Center, and Helenville, were each budding centers of industry during the nineteenth and early twentieth centuries. Businesses in these communities provided employment to area residents and manufactured goods that were sold throughout the county, state, and region. These companies notably included brickyards, cheese factories, creameries, breweries, and several different types of mills. However, the county's incorporated municipalities surpassed the rural areas, and many industries outside of them slowly faded, with few industries active to this day.

Quarrying and Masonry Products

Jefferson Brick & Tile

In 1869, Michael Kemmeter established a brickyard under the name Jefferson Brick & Tile near the Rock River in the Town of Jefferson one mile south of the City of Jefferson. The company moved its operations to the City of Jefferson in the late 1880s.¹⁰⁰ No historic resources were found to be associated with the Michael Kemmeter or Jefferson Brick & Tile.

Logging and Lumber Milling

Like most Wisconsin pioneer settlements during the early nineteenth century, development of a community began with the construction of a sawmill. Sawmills are known to have been constructed in the Town of Sumner as well as in the Towns of Jefferson and Koshkonong in what would become the Cities of Jefferson and Fort Atkinson.¹⁰¹

Milling

Flour, feed and sorghum mills were commonly constructed in growing pioneer communities throughout Wisconsin during the mid-and late nineteenth century. The southwestern quadrant of Jefferson County was no different. It is known that flour, feed, and sorghum mills, used primarily as feed in the late nineteenth century, were in operation during that time in the Town of Sumner at the settlement of Busseyville and the Towns of Jefferson and Koshkonong in what would become the Cities of Jefferson and Fort Atkinson. However, little is known about these mills at this time.¹⁰²

Hulbert & Wadsworth Flour Mill

George Hulbert and James Wadsworth constructed the first flour mill in the Town of Jefferson, along the Rock River in what would become the City of Jefferson in 1839.¹⁰³ The mill is no longer extant and no other historic resources were found to be associated with the Hulbert & Wadsworth flour mill.

Curtis Flour Mill

Cyrus Curtis constructed a flour mill along the Deer Creek near the Rock River in the Town of Jefferson in 1842. The mill was closed and was demolished in 1868.¹⁰⁴ No other historic resources were found to be associated with the Curtis flour mill.

Bussey Flour Mill

In 1856, Thomas Bussey constructed a non-extant limestone mill along the Koshkonong Creek on State Highway 106 in the settlement of Busseyville in order to attract settlers to the community which he was trying to develop. For more information on Thomas Bussey, refer Chapter 18 Notable People. The mill became a popular destination in the mid-nineteenth century; however, it was demolished by the 1890s and replaced by George Stafford with a creamery.¹⁰⁵ No historic resources were found to be associated with the Bussey flour mill.

Heth Sorghum Mill

A sorghum mill was constructed on the farm of E.G. Heth, located at State Highway 106 and County Road N in the Town of Koshkonong, in the late nineteenth century.¹⁰⁶ The mill is no longer extant and no other historic resources were found to be associated with the Heth sorghum mill.

Butzain Sorghum Mill

A sorghum mill was constructed on the farm of Charles Butzain, located at Dell Road and County Road G in the Town of Oakland, in the late nineteenth century.¹⁰⁷ The mill is no longer extant and no other historic resources were found to be associated with the Butzain Sorghum Mill.

Rehbaum Sorghum Mill

A sorghum mill was constructed on the farm of H. Rehbaum, located at County Road A and Klement Road in the Town of Sumner, in the late nineteenth century.¹⁰⁸ The mill is no longer extant and no other historic resources were found to be associated with the Rehbaum Sorghum Mill.

Brewing

The arrival of German immigrants to southwestern Jefferson County in the 1840s resulted in the rise of the brewing industry in the Town of Jefferson soon thereafter.

Neuer Brewery

Stephen Neuer constructed the first brewery in the Town of Jefferson in 1850 near the present-day City of Jefferson. The brewery is no longer extant.¹⁰⁹ No other historic resources were found to be associated with the Neuer Brewery.

Breunig Brewery

Jacob Breunig established a brewery in the Town of Jefferson in 1855. The brewery is no longer extant and no other historic resources were found to be associated with the Neuer Brewery.¹¹⁰

Dairy Products

As Jefferson County became a major center for the dairy farming industry, manufacturers of dairy products operated in most communities in the county during the late-nineteenth and early-twentieth centuries. Cheese factories were common as early as the 1850s as a means of processing cow milk into a less perishable and value-added product for sale. Creameries and butter factories followed by the 1860s. However, the development of new technologies, particularly refrigeration and quality controls, in part due to the work of the Wisconsin Dairyman's Association in the late nineteenth century, made the operation of small local creameries and cheese factories increasingly unable to compete with large, regional producers.¹¹¹

Town of Jefferson Cheese Factories & Creameries

Solon Brown established the Riverside Cheese Factory along the Rock River in the Town of Jefferson south of the City of Jefferson in 1877 and produced award-winning English Cheddar. The factory ceased operations in the early twentieth century.¹¹² No historic resources were found to be associated with the Riverside Cheese Factory.

A non-extant creamery was located at the intersection of Duck Creek Road and Markert Road in the Town of Jefferson by 1899. It ceased operations by the 1930s.¹¹³ No historic resources were found to be associated with this creamery.

A non-extant creamery was located near the intersection of U.S. Highway 18 and County Road Y in the Town of Jefferson by 1899. It ceased operations by the 1940s.¹¹⁴ No historic resources were found to be associated with this creamery.

Town of Koshkonong Creameries & Cheese Factories

The South Koshkonong Creamery Company Cheese Factory was established near the intersection of Creamery Road and McIntyre Road in the Town of Koshkonong by 1887. It ceased operations by the 1940s.¹¹⁵ No historic resources were found to be associated with the South Koshkonong Cheese Factory.

Arthur Ralph Hoard founded a creamery on County Line Road at U.S. Highway 26 in the Town of Koshkonong by 1899. For more information on Arthur Ralph Hoard refer to Chapter 18 Notable People. The Hoard Creamery ceased operations by the 1920s.¹¹⁶ No historic resources were found to be associated with the Hoard Creamery.

A non-extant creamery was located near the intersection of Meske Road and Cold Springs Road in the Town of Koshkonong by 1887. It ceased operations by the 1920s.¹¹⁷ No historic resources were found to be associated with this creamery.

Town of Oakland Cheese Factories & Creameries

The Olin, Crossfield & Co. Cheese Factory was established near the settlement of Oakland Center in the Town of Oakland in 1870 with Robert Robertson, a Scottish immigrant, as its first cheese maker. Olin, Crossfield & Co. Cheese Factory, located at N3302 Oakland Road in the Town of Oakland, was not included in the survey as its additions and alterations have too greatly diminished its architectural integrity.¹¹⁸

Clarence J. Ward established a creamery adjacent to his home in the Town of Oakland during the 1890s. Ward's Creamery and the Clarence J. & Bertha H. Ward House, located at N3237 County Road G in the Town of Oakland, were both included in the survey but are not eligible for listing in the National Register of Historic Places.¹¹⁹

The Greenwood & Groth Creamery was located near the intersection of Cedar Road and County Road C in the Town of Oakland by 1899. It ceased operations by the 1930s.¹²⁰ No historic resources were found to be associated with the Greenwood & Groth Creamery.

Town of Sumner Creameries and Cheese Factories

Charles Barber established a cheese factory which was constructed by Thomas Bussey in the settlement of Busseyville in 1874. The large, three story building was demolished in the early twentieth century.¹²¹ No historic resources were found to be associated with the Charles Barber Cheese Factory.

George Stafford established a creamery along State Highway 106 in the settlement of Busseyville by the 1890s on the site of the former Bussey



*George Stafford Creamery, c. 1890
W9144 State Highway 106*

Flour Mill. The George Stafford Creamery, located at W9144 State Highway 106, was included in the survey but is not eligible for listing in the National Register of Historic Places.¹²²

A non-extant creamery was located at the intersection of State Highway 106 and Kreutz Road in the Town of Sumner by 1899. It ceased operations by the 1920s.¹²³ No historic resources were found to be associated with this creamery.

A non-extant creamery was located at the intersection of State Highway 106 and County Road J in the Town of Sumner by 1899. It ceased operations by the 1920s.¹²⁴ No historic resources were found to be associated with this creamery.

Meat Products

Jones Dairy Farm Sausages

Milo Cornelius Jones began manufacturing and selling sausages from his family's farm in 1889. The Jones Dairy Farm, formerly located in the Town of Koshkonong on the southwest edge of the City of Fort Atkinson at 438 Jones Avenue, is listed in the National Register of Historic Places and has since been annexed into the City of Fort Atkinson. Jones's sausages became incredibly popular leading to an extensive mail order business. By 1907, the business had expanded production to include other dairy and meat products in addition to the sausages. The Jones family business became notable for their emphasis on quality control and bacteriological laboratories. The Jones Dairy Farm is still in operation with over 300 acres of farmland and a manufacturing plant in the City of Fort Atkinson.¹²⁵

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Oakland	N3237 County Road G	Clarence J. & Bertha H. Ward House	c.1890	Surveyed
Oakland	N3237 County Road G	Ward's Creamery	c.1890	Surveyed
Sumner	W9144 State Highway 106	George Stafford Creamery	c.1890	Surveyed

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Transportation

Inland Waterways

During the early nineteenth century, the first settlements in Jefferson County located along the Rock, Crawfish, and Bark Rivers which, aside from powering mills and dams, provided access to transportation and commercial markets. By the late twentieth century, resorts and hunting clubs began to appear along the Rock River and Lake Koshkonong in the Towns of Sumner and Koshkonong. These locations, often remotely located and surrounded by marshland, could only be easily accessed and supplied by boat. Arthur Hoard supplied Koshkonong Place, his resort on Lake Koshkonong, with steamboats built to carry a large number of passengers from the City of Fort Atkinson via the Rock River. These steamboats, including “Uncle Sam,” “Ada Drake,” “Little Queen,” “Corinne,” and the “Annie Laurie,” became a fixture in the Town of Koshkonong.¹²⁶ For more information on the Koshkonong Place, refer to Chapter 17 Recreation & Entertainment.

Rail Lines

Chicago & Northwestern Railroad

By the end of 1856, construction began on a portion of the north-south Chicago, St. Paul, & Fond du Lac Railroad from Fond du Lac to Watertown through the Towns of Koshkonong and Jefferson. To finance its construction, additional bonds were made for \$150,000 by the City of Watertown, \$100,000 by the City of Fort Atkinson, \$75,000 by the City of Jefferson, \$25,000 by the Village of Johnson Creek, and \$50,000 by the City of Juneau in Dodge County. Work on the line was stopped during the railroad crash of 1857; however, work resumed in 1859. The line through the Towns of Koshkonong and Jefferson was completed that year. Around that time the railroad company was reorganized as the Chicago & Northwestern Railroad. By the turn of the century, as many as sixteen passenger trains passed through the Towns of Jefferson and Koshkonong daily, stopping in the Cities of Jefferson and Fort Atkinson.¹²⁷

During the early 1880s, the Chicago & North Western Railroad constructed an east-west railroad between Milwaukee and Madison that crossed through the northeast corner of the Town of Jefferson without any stops there.

Service along both lines was discontinued by the 1980s, at which time the railroad’s right-of-ways were converted into the north-south Glacial River Recreational Trail and east-west Glacial

Drumlin State Trail. For more information on the trails, refer to Chapter 17 Recreation & Entertainment.¹²⁸

Later Road Networks

U.S. Highway 12

In 1917, the State of Wisconsin introduced an improved highway system that included Wisconsin Highway 12, which was constructed across Jefferson County through the Towns of Oakland and Jefferson mostly utilizing an existing roadway that had originally been developed along a nineteenth century Indian trail. With the introduction of the Federal Highway System in 1926, Wisconsin Highway 12 became U.S. Highway 12 between the Village of Cambridge in Dane County and the City of Fort Atkinson.¹²⁹ U.S. Highway 12 was not included in the survey as various reconstruction and maintenance projects through the years have too greatly diminished its original integrity.

U.S. Highway 18

In 1917, the State of Wisconsin introduced an improved highway system that included Wisconsin Highway 19, which followed a route across the entire state from Prairie Du Chien to Milwaukee crossing Jefferson County through the Towns of Oakland and Jefferson. With the introduction of the Federal Highway System in 1926, Wisconsin Highway 19 was renumbered and became U.S. Highway 18. It became the second most heavily used highway in the state before the development of the Interstate Highway System in the 1950s.¹³⁰ U.S. Highway 18 was not included in the survey as various reconstruction and maintenance projects through the years have too greatly diminished its original integrity.

U.S. Highway 26

In 1917, the State of Wisconsin introduced an improved highway system that included Wisconsin Highway 26 connecting Oshkosh to Janesville crossing Jefferson County through the Towns of Jefferson and Koshkonong roughly parallel to the Rock River. With the introduction of the Federal Highway System in 1926, Wisconsin Highway 26 became U.S. Highway 26.¹³¹ Reconstruction of the road as a 4-lane, divided highway and rerouting around the Cities of Jefferson and Fort Atkinson is currently underway. U.S. Highway 26 was not included in the survey as the current and past reconstruction and maintenance projects through the years have too greatly diminished its original integrity.

Architecture

Introduction

Architecture in Wisconsin has mirrored the trends and fashions that were evident in the rest of the United States. Jefferson County's historic architecture stock is no different; however, the type of construction seen in rural areas is typically quite different from that in urban areas, generally with less detailed examples of high styles. This chapter includes a brief description of the architectural styles, vernacular building forms, and agricultural building types evident in the southwest quadrant of Jefferson County, followed by examples of buildings of that particular style. A discussion of the prevalent building materials in southwest Jefferson County is also included with several examples of buildings constructed of those materials. Lastly, a brief history of two architects who worked in the area is included along with a list of buildings associated with those persons.

Architectural Styles

Greek Revival

The Greek Revival style is derived from historic Greek temples. It was one of the first recognized styles seen in Wisconsin, dating from 1840 to 1870, the period of time Jefferson County experienced its fastest growth. Because these buildings date so early in Wisconsin's history, they were often wood framed as it was the only readily available material of the time. Its main elements include a formal and symmetrical arrangement of columns, which may be of the Doric, Ionic, or Corinthian order, that support a triangular shaped, low sloped pediment roof.



*Ripley School, 1861
W7889 Scheppert Road*

The arrangement of the fenestration is also regular and symmetrical. In some instances, Greek Revival style buildings have tall first floor windows topped by a pediment-shaped window head while the second floor windows are tied into an enlarged frieze. The front entry door may be topped with a transom and flanked by sidelights. In simpler designs, the columns are translated into fluted pilaster corner boards and the gabled roofline has returned eaves.¹³²

Examples of Greek Revival style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4895 County Road Y	G. Reuth House	1865	Surveyed
Jefferson	W3059 & W3061 U.S. Highway 12	John Ward House	c.1850	Surveyed
Koshkonong	W6492 Campus Drive	G. Spiegel House	c.1860	Surveyed
Oakland	W7933 Perry Road	H. Henderson House	1852	Surveyed
Oakland	W9132 County Road C	Gideon Ives Farmstead House	1844	Eligible
Oakland	W7889 Scheppert Road	Ripley School	1861	Surveyed

Gothic Revival

The Gothic Revival style was popular in Wisconsin from 1850 to 1880. In its masonry form, it is a religious style and a residential style in its wood form. As opposed to the Greek Revival, this style is more picturesque in its form and massing. Characteristics of the style include steeply sloped roofs with wall dormers, sometimes with an ornate and shapely chimney projecting well above the roofline. Its gables may be trimmed in curvilinear gingerbread barge-boards. Fenestration is often large and pointed with tracery and colored glass and topped with a window hood. Masonry buildings may have buttresses, battlements, and towers.¹³³



*St. Peter Ev. Lutheran Church, 1902
N4656 N. Helenville Road*

An example of a Gothic Revival style building in the southwest quadrant of Jefferson County includes the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4656 N. Helenville Road	St. Peter Evangelical Lutheran Church	1902	Surveyed

Italianate

The Italianate style was popular in Wisconsin from approximately 1850 to 1880, the period of time during which Jefferson County experienced its fastest growth. These buildings are square or rectangular in plan and, at two stories in height, are often cubic in mass. Its main elements include a low sloped hipped roof with wide soffits that is seemingly supported by a series of decorative oversized wooden brackets. The roof may be topped with a cupola. The fenestration



*O.D. Strong House, c.1880
W1335 Poeppel Road*

arrangement is regular and balanced with tall thin windows that are topped with decorative window heads or hood moldings. The windows may also be arched. Italianate buildings are often adorned with a decorative full porch or a smaller central porch that is supported by thin wooden columns and decorative brackets.¹³⁴

Examples of Italianate style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N2926 Will Road	George Hausz House	c.1880	Surveyed
Jefferson	W4875 U.S. Highway 18	St. Lawrence Catholic School	1868	Eligible
Koshkonong	W1335 Poeppel Road	O.D. House	c.1880	Surveyed
Koshkonong	W1508 Groeler Road	Lee House	c.1860	Surveyed
Oakland	N2629 County Road C	William Phillips House	c.1880	Eligible

Octagon

During the mid-nineteenth, several architects and other theorists promoted constructing buildings with an octagon-shaped plan. These included Samuel Sloan with his book *Model Architect* published in 1852 and Henry Barnard, the author of *School Architecture*, in 1849. However, it was Orson Squire Fowler, a noted phrenologist who had an interest in architecture, who was most influential in promoting the form through his book entitled *A Home for All*, published in 1848. He advocated an octagonal plan as the most beautiful and functional building form because it so closely mirrored spherical shapes found in nature and theorized that an eight-sided house would be more economical to build as it would use fewer materials to enclose more space than a rectangular form, would cost less to heat in the winter, and be easier to ventilate in the summer.

The greatest concentration of Octagon style buildings are found in New York, Massachusetts, and Wisconsin. Popular in Wisconsin from 1845 to 1860, the style was primarily utilized for residences, which range from 1 to 3 stories in height. Their exteriors are most commonly of brick, clapboard, or grout. In contrast to Fowler's preference that architectural detailing be minimal, many Octagons feature Italianate style detailing. Octagons were often partially or fully encircled by porches and featured a cupola, belvedere, or roof deck.¹³⁵



*William Eustis House, 1848
W7758 Perry Road*

Examples of Octagon style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Oakland	W7758 Perry Road	William Eustis House	1848	Eligible
Oakland	N4318 Alpine Village Lane	Willerup Bible Camp Chapel	c.1930	Surveyed

Romanesque Revival

Romanesque Revival architecture was popular in Wisconsin from 1855 to 1885. These buildings tend to be monochromatic and constructed of brick or stone. They are very heavy and massive in their appearance. Openings are exaggerated and often have thick, elaborate round arched tops. Buildings of this style may have towers and buttresses. In the later years of this period, polychromatic finishes appeared in a more Victorian Romanesque style that used different colored and textured stone or brick to highlight decorative elements of the building.¹³⁶



*Helenville State Graded School, 1903
N4751 N. Helenville Road*

Examples of Romanesque Revival style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W4875 U.S. Highway 18	St. Lawrence Catholic Church	1862	Eligible
Jefferson	W4926 U.S. Highway 18	St. Lawrence Catholic Church Rectory	1894	Eligible
Jefferson	N4751 N. Helenville Road	Helenville State Graded School	1903	Eligible

Second Empire

The Second Empire style was named after the French Second Empire reign of Napoleon III between 1852 and 1870. The Second Empire style was popular in Wisconsin from 1870 to 1880. A prominent characteristic of the style is a mansard roof, usually curbed around the top of the visible slope. Typically, buildings of this style are tall, either two or three stories; symmetrical in form; boldly modeled; and can be elaborately ornamented with details such as quoins, cornices, and belt courses. Windows are typically arched and pedimented; those on the first floor are usually very tall.¹³⁷



*A.E. Morton House, c.1880
W9288 Hope Lake Road*

An example of a Second Empire style building in the southwest quadrant of Jefferson County includes the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Oakland	W9288 Hope Lake Road	A.E. Morton House	c.1880	Surveyed

Queen Anne

The Queen Anne style was popular in Wisconsin from 1880 to 1910. This style is characterized by its asymmetrical plan and massing and lavish surface decoration. Architectural elements that lend to the varied massing include towers, turrets, tall chimneys, large wrap-around porches, bays, and other projecting elements. Steeply sloped roofs with multiple gables and hips are typical. Wall surfaces tend to be adorned with wood clapboards, scalloped fish scale shingles, stone, brick, as well as other ornamental details. The fenestration is often irregular and may include a border of colored glazing in the upper sash of a double hung window.¹³⁸



*George Jr. & Mary Maurer House, 1884
N4775 N. Helenville Road*



*M.J. Swart House, 1891
W7526 Koshkonong Mounds Road*

Examples of Queen Anne style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4759 N. Helenville Road	Mathilda Margaretha Carmichael House	c.1900	Surveyed
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead House	c.1884	Eligible
Jefferson	N3269 County Road K	Edward Arthur & Bertha Hake House	c.1887	Surveyed
Koshkonong	W7526 Koshkonong Mounds Road	M.J. Swart House	1891	Eligible
Oakland	W7742 U.S. Highway 12	Charles Ebersohl House	1903	Surveyed
Oakland	W7555 U.S. Highway 12	Goodrich House	1896	Surveyed
Oakland	W7495 County Road J	Frank Schroedel House	c.1900	Surveyed
Oakland	W9666 North Street	F.P. Henning House	c.1880	Surveyed

Prairie

The Prairie style is influenced by the architecture of Frank Lloyd Wright and other architects in the Chicago-based Prairie School. It was popular in Wisconsin from 1895 to 1925 and is still used today. It is primarily a residential style which features a certain horizontal quality. This is evident in the low sloped roofs with wide soffits, horizontal banding of casement windows, and horizontal trim of accent materials in the façade. These buildings may be clad in brick with stone trim or stucco with dark wood trim. They have a large, low chimney or hearth which seemingly anchors the building to the ground.¹³⁹



*Ewald J. & Joyce Reichert House, 1970
W7208 State Highway 108*

An example of Prairie style building in the southwest quadrant of Jefferson County includes the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Koshkonong	W7208 State Highway 106	Ewald J. & Joyce Reichert House	1970	Surveyed

American Foursquare

The American Foursquare style, popularized by mail-order catalogues and speculative builders, was a popular domestic architectural style in Wisconsin from 1900 to 1930. Part of a larger movement toward simplified and rectilinear residential architecture, the style is primarily distinguished by its broad proportions, boxy massing, and lack of overt stylistic references. A typical house is two stories in height, with a hipped roof, widely overhanging eaves, and a central dormer. Brick, stone, stucco, concrete block, clapboards, and shingles are the most commonly used exterior surface materials, often in combination articulated by floor.



*Albert Larkin House, c.1900
N202 U.S. Highway 12*

The simple exterior is a reflection of the straightforward interior plan of the Foursquare, typically featuring four large rooms on each floor and a corner entry hall and stairwell. A one-story porch spanning the front façade often features Tuscan columns and a filled-in or ballustraded railing. Examples are occasionally embellished by Period Revival, Craftsman, or Prairie style details.¹⁴⁰

Examples of American Foursquare style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W3090 Markert Road	Fred Haag House	1932	Surveyed
Koshkonong	N202 U.S. Highway 12	Albert Larkin House	c.1900	Surveyed
Koshkonong	W4912 Carnes Road	Charles Kutz House	c.1880	Surveyed
Oakland	W7880 Perry Road	Christopher Lean House	c.1890	Surveyed
Oakland	W9081 Ripley Road	A.K. Ruxton House	c.1940	Surveyed

Bungalow

From 1910 to 1940, the Bungalow style was a popular residential style in Wisconsin. Houses are classified in this style because of their plan, not because of their aesthetics. These buildings can appear in several variants. It can be one story or two stories. The roofs can be gabled or hipped and may have decorative, exposed rafter ends. If the house is one story, the roof is generally low sloped. If the house is two stories, the roof often starts above the first floor and is more steeply



*Charles Mode House, c.1915
W6725 U.S. Highway 12*

pitched to allow for the second floor. Features of Bungalow style buildings include dominant fireplaces and chimney, exposed and exaggerated structural elements, and porches supported by massive piers. The exterior design is adaptable to many different stylistic interpretations and can be seen with Colonial, Craftsman, Tudor, Japanese, and Spanish influences. Buildings of this style are clad in natural materials such as wood clapboards, shingles, brick, stone, stucco, or a combination thereof in order to achieve the desired stylistic interpretation.¹⁴¹

Examples of Bungalow style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W3291 U.S. Highway 18	H. Keuler House	1924	Surveyed
Koshkonong	W6725 U.S. Highway 12	Charles Mode House	c.1915	Surveyed
Oakland	W9172 Ripley Road	Miner Knilans House	c.1940	Surveyed
Oakland	W9268 Oakland Pass	Ole Gunderson House	1922	Surveyed
Oakland	N4276 Alpine Village Lane	House	1957	Surveyed

Period Revival

The term Period Revival is used to describe a variety of past styles that experienced renewed popularity in Wisconsin especially between 1900 and the 1940s. Architects of the period designed creative interpretations of the styles; however, wide availability of photographs through architectural journals allowed for a high degree of historical accuracy.¹⁴²

Colonial Revival

The Colonial Revival style became especially popular due to the restoration of Williamsburg, Virginia in the early twentieth century. The style is characterized by gable roofs, dormers, simple columns and pilasters, denticulated cornices, and shutters. Residences are typically two stories in height and faced with clapboards. Most commonly rectangular in plan, later examples may assume an L-shaped form to accommodate a breezeway and garage. The simple and regular style lent itself well to standardization, extending its popularity into the 1950s.¹⁴³



*Frank Kammath House, c.1900
N1096 Old State Highway 26*

Examples of Colonial Revival style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Koshkonong	N1096 Old State Highway 26	Frank Kammath House	c.1900	Surveyed
Koshkonong	W5843 Hackbarth Road	James E. & Dorothy D. Wollet House	1981	Surveyed
Koshkonong	1216 Sherman Avenue	House	1949	Surveyed
Oakland	W9469 Golf Side Lane	House	c.1940	Surveyed
Oakland	W9442 U.S. Highway 12	Percy G. Saunders House	c.1940	Surveyed

Georgian Revival

Because of their reference to early American Georgian architecture, some forms of the Colonial Revival style are more properly referred to as Georgian Revival. These tend to be structures larger in scale and more richly finished than typical Colonial Revival buildings. Characteristic of the Georgian Revival style are formal symmetrical facades, rectangular plans, hipped roofs, and classical embellishments including denticulated cornices, elliptical fanlights, sidelights flanking doorways, Palladian windows, broken pediments, and classical columns.¹⁴⁴



*St. Coletta School Alverno Dormitory, 1937
N4637 County Road Y*

An example of Georgian Revival style building in the southwest quadrant of Jefferson County includes the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4637 County Road Y	St. Coletta School Alverno Dormitory	1937	Eligible

Dutch Colonial Revival

The Dutch Colonial Revival style is less formal than the Colonial, Georgian, or Regency Period Revival styles. The style is most easily identified by a gambrel roof, occasionally ending with deep, flared eaves. Clapboards, shingles, brick, and stone are materials commonly used in combination on the exteriors. The symmetry of the style is often offset by a small wing on either of the gable ends. The style was especially popular for small-scale residences in early twentieth century suburbs.¹⁴⁵



*Roy F. & Marie Muck Hous, 1918e
N4682 N. Helenville Road*

Examples of Dutch Colonial Revival style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4682 N. Helenville Road	Roy F. & Marie Muck House	1918	Surveyed
Jefferson	W3262 U.S. Highway 18	Oscar & Lena Koeppel House	c.1916	Surveyed
Sumner	W8679 White Crow Road	C.L. Valentine House	1897	Surveyed
Sumner	W8635 State Highway 106	Edward Binkert House	c.1900	Surveyed

Tudor Revival

The Tudor Revival style, based on English building traditions, is typified by a steeply pitched roof dominated by one or more prominent Cross Gables, an irregular plan, and the styles hallmark decorative half timbering, generally on the second floor or gable ends, infilled with stucco or brick. Characteristic elements also include tall, narrow, and multi-paned windows in multiple groups, oriel windows, one- or two-story semi-hexagonal bay windows, massive chimneys commonly crowned by decorative chimney pots, and decorative strapwork. Exterior wall materials are typically a



*L.G. Anderson House, 1925
N3420 Rockdale Road*

combination of brick, stone, clapboard, wood shingles, and stucco. Rare examples attempt to mimic the picturesque thatch roofs of rural England by rolling roofing materials around the building's eaves and rakes.¹⁴⁶

Examples of Tudor Revival style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4685 N. Helenville Road	House	1933	Surveyed
Oakland	N3420 Rockdale Road	L.G. Anderson House	1925	Surveyed
Oakland	N4368 Park Road	Fred Mehltreter Motel Unit #1	c.1940	Surveyed
Oakland	N4368 Park Road	Fred Mehltreter Motel Units #3 & #4	c.1940	Surveyed
Oakland	W9236 U.S. Highway 18	William Punzel House	1972	Surveyed

Swiss Chalet

The Swiss Chalet style is derived from the vernacular architecture of the Swiss Alps. The style is characterized by its steeply pitched roofs with wide overhanging eaves and exposed rafter ends. Examples of the style are typically one-and-one-half or two-and-one-half stories in height. Characteristic elements also include colorfully painted exteriors, intricate cornices, balustrades, window shutters, and other decorative woodwork. Popular during the late nineteenth century and first half of the twentieth century, this eclectic style is often used in pastoral resorts across North America, especially in places populated by people of Scandinavian descent.¹⁴⁷



*Alpine Village Resort Cottage #3, 1953
N4294 Alpine Village Lane Unit #3*

Examples of Swiss Chalet style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Oakland	N4421 Friedel Avenue	House	1974	Surveyed
Oakland	N4294 Alpine Village Ln. #1	Alpine Village Resort Cottage #1	1953	Eligible
Oakland	N4294 Alpine Village Ln. #2	Alpine Village Resort Cottage #2	1953	Eligible
Oakland	N4294 Alpine Village Ln. #3	Alpine Village Resort Cottage #3	1953	Eligible
Oakland	N4294 Alpine Village Ln. #4	Alpine Village Resort Cottage #4	1953	Eligible
Oakland	N4294 Alpine Village Ln. #5	Alpine Village Resort Cottage #5	1953	Eligible
Oakland	N4294 Alpine Village Ln. #6	Alpine Village Lodge	1953	Eligible

Rustic

The Rustic style has its formal origins with National Park Service buildings in the early twentieth century as a conscious effort to respond to the native and wild landscape of the United States. The style, closely related to the arts and crafts movement, paralleled and was influenced heavily by the development of the craftsman bungalow and WPA-era projects of the 1930s. The style became especially popular for private lake houses, cabins, hotels, resorts, and recreational camps during the 1930s and 1940s. Epitomized by log cabins, the style emphasizes the use of natural materials, especially stone and wood, and exposed structural systems. Generally informal, examples of the style feature both symmetrical and asymmetrical forms covered by gable or hipped roofs.¹⁴⁸



*Olin C. Parker Cottage, 1941
W9087 Lakeview Drive*



*Elmer C. Wurtz Cottage, c.1941
N4333 Park Drive*

Examples of Rustic style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Koshkonong	N1828 Blackhawk Island Rd.	Dean E. & Janice Helwig House	1964	Surveyed
Oakland	W9087 Lakeview Drive	Olin C. Parker Cottage	c.1941	Eligible
Oakland	W9039 Ripley Road	Cottage	c.1940	Surveyed
Oakland	N4333 Park Drive	Elmer C. Wurtz Cottage	c.1941	Surveyed
Oakland	W9048 Ripley Road	H.C. Thee Cottage	c.1941	Surveyed
Oakland	W9226 Ripley Road	Robert Thompson Cottage	1936	Surveyed
Oakland	N4532 Shore Place Road	Cottage	c.1940	Surveyed
Oakland	W9390 Ripley Road	House	1950	Surveyed
Oakland	N4310 Park Road	Ripley Park Shelter	1963	Surveyed
Sumner	N1431 Carcajou Road	David & Mary Kopaz House	1948	Surveyed

Ranch

The Ranch style originated in California during the mid-1930s, designed to reflect a more informal lifestyle. It became the dominant style for suburban, single family residences throughout the United States during the 1950s and 1960s, especially in large, sprawling, affordable suburban tract developments. Ranch homes are typically single story. Examples may feature hipped or gabled roofs with a moderate or wide eave overhang. They are generally rectangular, L-, or U-shaped in plan with horizontal and asymmetrical façades. Attached garages, sliding glass doors, and large picture windows are common Ranch features. Wooden or aluminum siding and brick are the most typical wall claddings, often used in combination. Examples of the Ranch style may incorporate modest elements of other styles. These may include decorative iron or wooden porch supports and decorative shutters of Spanish or English Colonial influence or ribbon or wrapped corner windows of the International Style.¹⁴⁹



*Leroy & Loretta Gronert House, 1962
N3093 County Road K*



*House, 1964
N4203 Sleepy Hollow Road*

Examples of Ranch style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4830 County Road G	House	1966	Surveyed
Jefferson	N3093 County Road K	Leroy & Loretta Gronert House	1962	Surveyed
Koshkonong	N325 Oak Clay Drive	Dennis K. & Margaret E. Rohrs House	1968	Surveyed
Koshkonong	W5750 Hoge Road	August J. Jr. & Joyce Lehman House	1971	Surveyed
Koshkonong	N1728 County Road K	George & Verona Martsolf House	1951	Surveyed
Koshkonong	W6390 Eastern Avenue	Duane E. & Joyce Johnson House	1959	Surveyed
Oakland	N4190 Sleepy Hollow Road	House	1962	Surveyed
Oakland	N4203 Sleepy Hollow Road	House	1964	Surveyed
Oakland	W9527 U.S. Highway 18	House	1974	Surveyed
Sumner	W9583 Lake Drive	Randy & Vivian Noble House	1958	Surveyed

Split-Level

The Split-Level style was popular between 1955 and 1975. A multi-story variation of the one-story Ranch style, Split-Levels retain the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch but take a two-story form and intersect at mid-height by a one-story wing to give the interior three different floor levels. These three levels are generally divided into three functions: quiet living areas, noisy living and service areas, and sleeping areas. The lowest level generally houses the garage and a family room, the mid-level wing the quiet living areas, and the upper level the bedrooms. The style can feature a wide variety of exterior wall materials, often multiple materials in combination. Colonial-inspired decorative detailing is more common on Split-level than Ranch homes.¹⁵⁰



*House, 1988
N819 Fairway Drive*

An example of Split-Level style building in the southwest quadrant of Jefferson County includes the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Koshkonong	N819 Fairway Drive	House	1988	Surveyed

A-Frame

The A-Frame style developed in the post-war period, particularly in California and the western United States, and became especially popular during the 1960s via do-it-yourself kits and plans. The style's success was a result of its simple construction and adaptability to a variety of materials and climates. The A-Frame is marked by a high peaked gable roof continuing down to ground level. The dramatic one-and-a-half or two-and-a-half story interior space generally features large areas of windows in each gable end. The style sometimes results in small and awkward interior conditions and, as a result, subsequent additions of other built forms are common. Often used for vacation homes, the A-Frame declined in popularity during the 1970s as larger and more traditional forms became popular.¹⁵¹



*House, 1974
N4439 Friedel Avenue*

An example of A-Frame style building in the southwest quadrant of Jefferson County includes the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Oakland	N4439 Friedel Avenue	House	1974	Surveyed

Contemporary

The term Contemporary is used to describe mid- and late-twentieth century buildings that cannot be ascribed to styles detailed previously in this chapter. Architectural historians and architects have identified names for many contemporary theories of architecture; however, buildings of these genres are now first reaching sufficient age to be evaluated for significance per National Register criterion.¹⁵²



*Ralph E. & Mary Provenzano House, 1960
N1724 Riggert Road*

Examples of Contemporary style buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W5145 Meirkwood Drive	Richard Schocker House	1972	Surveyed
Koshkonong	N1724 Riggert Road	Ralph E. & Mary Provenzano House	1960	Surveyed
Koshkonong	W6355 Eastern Avenue	WFAW Radio Station	1963	Surveyed
Oakland	N2951 Rockdale Road	House	1978	Surveyed
Oakland	W9445 Beach Court	House	1960	Surveyed

Vernacular Forms

Vernacular architecture is a term for buildings easily described as a “backdrop” to others that can be attributed to the previously described styles. These common buildings, whose distinguishing characteristic is their simplicity, are generally classified by their exterior massing, roof shape, and number of stories.¹⁵³

Front Gable

The Front Gable was a common form for houses, commercial buildings, halls, churches, schools, and other types of buildings in both rural and urban Wisconsin communities from 1840 to well into the twentieth century. Characterized by a rectangular plan and gabled roof, the form is named so as its major façade is placed on the gable end of the building. Front Gable buildings are most commonly one-and-a-half stories in Wisconsin; however, one, two, and two-and-a-half story versions are found. Dormers can be found on half-story versions on one or both sides of the gabled roof.¹⁵⁴

Proportions of earlier examples of the form are narrower in width than the later, generally broader examples regardless of the number of stories. Correspondingly, roofs of earlier examples tend to be steeper and later versions more gently sloped. While typically symmetrical, a central or offset entry door may be sheltered by a small porch, uncovered stoop, or full porch with shed or hipped roof. The Front Gable form typically has a clapboard-clad, or occasionally brick, exterior. Simply detailed sills and lintels, turned porch posts, decorative shingles, and oversized parlor windows are commonly the only decorative embellishment associated with the form, a lack of which disassociates the form from recognized styles of the same period in which the Front Gable form predominates. This Front Gable form should not be confused with mundane versions of other major styles.¹⁵⁵



*Star School, 1871
W5609 Star School Road*



*George Stafford Creamery, c.1890
W9144 State Highway 106*

Examples of Front Gable buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4702 Christberg Church	Christberg Church	1880	Surveyed
Jefferson	W4499 U.S. Highway 18	Grossville School	1881	Eligible
Koshkonong	W5609 Star School Road	Star School	1871	Surveyed
Oakland	N4314 Alpine Village Lane	Methodist Society Lodge	c.1900	Eligible
Sumner	W9144 State Highway 106	George Stafford Creamery	c.1890	Surveyed
Sumner	N2305 County Road J	Blackhawk School	1908	Surveyed

Side Gable

The Side Gable form, while also used for commercial and public buildings, is predominately one of the earliest and most universal of all residential forms; it has been built around the world for centuries and during all periods of white settlement in Wisconsin with a variety of materials by various ethnic groups, especially between 1840 and 1940. The form is characterized by a rectangular plan and generally low-sloped gabled roof with its major façade on one of the long sides and its roof gables on the short ends. The Side Gable form is often adapted to half-story heights with or without dormers, from one to three stories; the one-and-a-half story version being most common in Wisconsin.¹⁵⁶

While most commonly covered in clapboards, Side Gable buildings can also be commonly found constructed of fieldstone, cut stone, or brick. Many early examples are log or timber-framed structures. As with other vernacular forms, earlier examples also tend to be narrower, often only one room wide. Added wings are very common on the Side Gable form, often as a one-story with a shed roof along the rear wall or as perpendicular extensions that form a T- or L-shaped plan to the rear. Porches are very common, partially or entirely spanning the front façade, and may have the building's only decorative embellishment such as small brackets or turned posts. The porch roof is generally not an extension of the main roof but is a separate shed, flat, or hipped roof.¹⁵⁷



*Fred & Minnie Mussehl House, c.1863
N3260 State Highway 89*



*Fred G. & Bertha Langholff House, c.1900
W6241 County Road J*

Examples of Side Gable buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W6241 County Road J	Fred G. & Bertha Langholff House	c.1900	Surveyed
Jefferson	N3260 State Highway 89	Fred & Minnie Mussehl House	c.1863	Surveyed
Jefferson	W6746 Hoard Road	Frank Millard House	c.1880	Surveyed
Jefferson	N4388 County Road D	Jonathon Neipert House	c.1900	Surveyed
Oakland	N3310 Asje Road	Ona Oleson Farmstead House	c.1860	Eligible
Oakland	N4314 Alpine Village Lane	Methodist Society Cottage	c.1920	Eligible

Gabled Ell

The Gabled Ell form is one of the most ubiquitous vernacular building types built in Wisconsin from 1860 to 1910 and nearly always a residential form. The name is attributed to all buildings that are cruciform, “L,” or “T” shaped in plan. Gabled Ells generally appear as two gabled wings perpendicular to each other, with the exception of the cruciform version which appears as a central Front Gable wing flanked by perpendicular wings on each side. Although it is uncertain with what frequency construction of the two wings of the Gabled Ell form was done as a whole unit, it is certain that the form commonly evolved from front or Side Gable buildings. Examples of the Gabled Ell form exhibit a variety of combinations of stories amongst its multiple wings; although a one-and-a-half story main block with a one-story side wing is most common. Constrained by generally narrow urban lot sizes, Gabled Ells appear more commonly in rural or small communities. Exterior surfaces are most often covered with clapboards; however, brick

and stone are not uncommon. A porch with either a shed or hipped roof is most always located at the ell created by the junction of the two wings and has often been enclosed. The main entry door, located on the porch, is commonly located on either or both walls. The only decorative elements of the Gabled Ell are generally brackets, turned posts, and a balustrade on the porch, making it the most visually interesting element of the otherwise simple form. Early examples may exhibit modest references to the Greek Revival or Italianate styles.¹⁵⁸



*H. Meriman House, c.1872
W5330 County Road M*



*Fred George Straeng House, c.1880
N4669 N. Helenville Road*

Examples of Gabled Ell buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W4286 U.S. Highway 18	George Wittl House	c.1890	Surveyed
Jefferson	W4114 U.S. Highway 18	Andrew Reinel House	1886	Surveyed
Jefferson	N4669 N. Helenville Road	George Straeng House	c.1880	Surveyed
Jefferson	N3379 U.S. Highway 18	House	c.1880	Surveyed
Jefferson	W3319 U.S. Highway 18	House	c.1880	Surveyed
Koshkonong	W5330 County Road M	H. Merriman House	1872	Surveyed
Koshkonong	W6744 U.S. Highway 12	C. Francesco House	1900	Surveyed
Sumner	N1572 Bingham Road	Thomas North House	1862	Surveyed
Sumner	N1536 Rockdale Road	C.C. Reuterskiold House	1884	Surveyed
Sumner	W8717 White Crow Road	Charles J. Lee House	c.1860	Eligible

Two-Story Cube

The two-story cube, a vernacular residential form commonly built in Wisconsin during the mid-nineteenth century, is characterized by its boxy massing, square proportions, and hipped roof with minimal overhang. Two-story cubes generally have simple exteriors of brick, clapboard, and less frequently, stucco; however, materials are rarely juxtaposed as in the later and similar American Foursquare style. Windows are generally located symmetrically across the façade and articulated with simple frames, lintels, and sills. In most



*August Schmidt House, c.1890
N143 Poeppel Road*

examples, a hip-roofed front porch spans the front façade or at least covers the centrally placed or offset entry door. Generally, absence of decorative embellishment distinguishes the two-story cube form from other defined styles; the only decorative elements of the two-story cube may include porch brackets and turned posts on earlier examples and Tuscan columns and a balustrade on later examples.¹⁵⁹

Examples of Two-Story Cube buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Koshkonong	N143 Poeppel Road	August Schmidt House	c.1890	Surveyed
Koshkonong	N2717 Curtis Mill Road	William Rosentreter House	1906	Surveyed

One-Story Cube

The one-story cube was commonly built in Wisconsin from 1870 to 1930, most often as a residential form. It is characterized by its boxy and diminutive proportions. While many examples actually have a square plan, those with rectangular plans convey the same sense of cubic dimensions with the distance from the ground to the roof top approximating the width of their front façade. One-story cubes typically feature a low-sloped hipped roof; yet sometimes roofs may be steeply pitched and almost pyramidal.



*Flanagan School, 1921
N4360 County Road G*

The form almost always features a full front porch, often recessed beneath the front roof and frequently enclosed to add more interior space. Porches may be adorned with brackets and turned posts in early examples. Most often clad in clapboards, brick and stucco examples are rare. Small dormers with either shed or hipped roofs often light and ventilate attic spaces. Plain windows may be found regularly or irregularly spaced; more elaborate windows or bay windows do appear on some examples. The front door is nearly always centrally placed. Decoration is even less common than on other vernacular forms. Minimalism and functionality make the one-story cube form one of the most utilitarian, reflecting its low cost and frequent occurrence as workers' housing.¹⁶⁰

Examples of One-Story Cube buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4360 County Road G	Flanagan School	1921	Surveyed

Cross Gable

Unlike other vernacular forms, the Cross Gable did not appear until late in the nineteenth century, commonly built in Wisconsin from 1890 to 1930. Examples of the form are usually two stories in height, roughly square in plan, and featuring a Cross Gable or cross gambrel roof; the term cross referring to two intersecting, identical roofs whose ridges form a cruciform. Lesser examples may achieve the crossed gabled roofs with a greatly oversized roof or wall dormers.¹⁶¹



*A.F. Wegner House, 1894
N1014 Poeppel Road*

Early Cross Gable examples tend to feature delicate reminders of the Queen Anne style, while later examples may exhibit broad proportions, squatty form, and other elements of the American Foursquare and Bungalow styles. However, because of their simplicity and general lack of adornments, Cross Gable buildings are not strongly associated with any style. Roof lines broken by small gables and full front porches with low, often gabled, roofs are typical. On the most common clapboard-clad examples, porches often feature wood balustrades; however, masonry examples with either masonry or wooden porches are not uncommon. Windows are often paired or tripled and randomly spaced on all but the front façade, which may be organized symmetrically despite a typically offset front door. Varying window sizes and shapes often reflect the interior location of baths, kitchens, and staircases.¹⁶²

Examples of Cross Gable buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N3733 County Road W	Schroedel House	c.1850	Surveyed
Koshkonong	N1022 Poeppel Road	A.F. Wegner House	1894	Surveyed

Commercial Vernacular

Commercial Vernacular is a generalist style for 19th century commercial buildings that do not quite fit into the high style categories described above. They may have elements of Italianate, Romanesque, or Queen Anne styles, but not enough to categorize them as that style. For instance, the first floor storefront may be reminiscent of a particular period, but there is no evidence of that period throughout the rest of the facade. Second story openings may have hood moldings or be arched, and the parapet of the building may be adorned with a



*Commerical Building, c.1885
W3325 U.S. Highway 18*

decorative corbelled cornice. Early Commercial Vernacular buildings were constructed of wood, but were taken by fire over the years. The remaining buildings are made of brick or stone.¹⁶³

An examples of a 19th Century Commercial Vernacular building in the southwest quadrant of Jefferson County includes the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W3325 U.S. Highway 18	Commercial Building	c.1885	Surveyed

Twentieth Century Commercial

The term Twentieth Century Commercial is a generalist stylistic term for twentieth century commercial buildings that do not quite fit into the high style categories described above. These are simple, undecorated buildings with little architectural detailing. The only ornamentation that may appear in the building may come in the form of decorative brickwork at the parapet.¹⁶⁴



*Commerical Building, 1957
N3527 County Road K*

Examples of Twentieth Century Commercial buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N3527 County Road K	Commercial Building	1957	Surveyed
Jefferson	W5002 U.S. Highway 18	Jacob Werner Building	1941	Surveyed
Oakland	N3651 Oakland Road	Commercial Building	1949	Surveyed

Quonset

The Quonset is a contemporary folk architectural form that reflects the need for basic, economic shelter without concern for fashionable stylistic design or detailing. The form has been commonly used for residential and other uses in Wisconsin since 1940. Surviving examples of Quonset residences are extremely rare today.¹⁶⁵

An example of a Quonset in the southwest quadrant of Jefferson County includes the following:



*Shed
N3445 County Road K*

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N3445 County Road K	Shed		Surveyed

Agricultural Buildings

Barns

Yankee and European immigrant settlers of Wisconsin brought with them several traditional agricultural practices, including traditions of constructing barns. To correspond with the diversity of crops grown in Wisconsin and the range of backgrounds of farming settlers, a vast array of agricultural buildings was constructed in the state. The following are different types of barns, typically the largest building on a farmstead.¹⁶⁶

Animal Barn/Stable

Barns used for horses, hogs, sheep, or a small herd of cattle are usually rectangular in plan with a gable or shed roof. These barns are generally one story, but may feature a loft. Animal barns are likely to have more windows than other barn types, often placed in a regular pattern. Doors, including vehicular entrances, may be located on any side of the barn. Animal barns often feature an attached pen or are located adjacent to a fenced yard. Generally of wood frame construction, animal barns in Wisconsin are typically sided with board or board and batten siding. Some examples are of stone or stovewood-clad.¹⁶⁷



*Clarence Eugene & Alice A. Ward Stable
W3114 U.S. Highway 12*

Examples of animal barns in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Stable	c.1880	Surveyed
Jefferson	N3807 County Road Y	Carl Prell Farmstead Animal Barn	<1938	Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Animal Barn	>1938	Surveyed
Oakland	N2762 County Road C	Louis Kump Farmstead Barn	<1938	Surveyed
Oakland	W8946 U.S. Highway 12	Mary Black Barn		Surveyed
Sumner	W8717 White Crow Road	Charles J. Lee Barn		Surveyed

Bank Barn

Bank barns are large or medium-sized, rectangular two-level barns in which the upper level is used for hay, feed, implement, or vehicle storage and the lower is used for animals, often dairy cows. The bank barn's identifying feature is that its lower level is constructed into the rise of a hillside, with a large door on the upper level opening directly onto the rise. Bank barns generally feature a masonry lower level with the upper level frame constructed with board, board and batten, or log siding. In Wisconsin, some examples may be found constructed entirely of stone or brick.



*Snell Barn, c.1870
W9156 U.S. Highway 12*

Bank barns may feature a symmetrical or asymmetrical gabled, gambrel, or arched roof. Ventilation cupolas and dormers are common. Windows or vents, commonly louvered, are typically found on the second level. One or more entrances and small windows are generally found in the end walls of the lower level. The long wall opposite the hillside may feature a slight extension of the upper floor over the lower cantilevered or supported by posts, providing a sheltered area for animals and usually containing one or more doors for animal entry. Older, gable roofed examples may have originally been threshing barns that have been raised to accommodate a milking parlor below with hay loft above.¹⁶⁸

Examples of bank barns in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W3059 & W3061 STH 12	John Ward Barn	1890	Surveyed
Jefferson	W4110 U.S. Highway 18	Andrew Reinel Barn		Surveyed
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead Barn	<1938	Surveyed
Koshkonong	N1022 Poeppel Road	O.D. Strong Barn		Surveyed
Oakland	W7742 U.S. Highway 12	Charles Ebersohl Barn	c.1880	Surveyed
Oakland	W9156 U.S. Highway 12	Snell Barn	c.1870	Surveyed

Basement Barn

Basement barns are one of the most common types of barn in Wisconsin. They are medium to large in size with a raised masonry foundation, at least to the height of doorways, which forms a lower story. Basement barns generally have an upper level of frame construction with board or board and batten siding. In Wisconsin, some examples may be found constructed entirely of stone. Similar to bank barns, the lower floor was intended for animal shelter and machinery and implement storage, while the upper level was utilized for hay and grain storage. Many basement barns feature an earth or frame ramp leading to a large door on the second story.¹⁶⁹



*David Hake Barn
N3465 County Road K*

Basement barns may feature a symmetrical or asymmetrical gabled, gambrel, or arched roof. Often these barns feature an exaggerated peak at either end of the roof's ridge, referred to as a hanging gable, to shelter a mechanical hayfork and protect the loft from weather. It is not uncommon for this sheltered peak to fully enclose the hayfork; this feature is referred to as a hay hood. Ventilation cupolas and dormers are common. Basement barns commonly feature multiple entrances on the lower level on both the long and short ends. Older, gable roofed examples may have originally been threshing barns that have been raised to accommodate a milking parlor below with hay loft above.¹⁷⁰

Examples of basement barns in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W5950 U.S. Highway 18	Charles Stoppenbach Barn	c.1870	Surveyed
Jefferson	W6509 Jones Lane	E.T. Mason Barn	1847	Surveyed
Jefferson	N3807 County Road Y	Carl Prell Farmstead Basement Barn	<1938	Surveyed
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Barn	c.1880	Surveyed
Jefferson	N3465 County Road K	David Hake Barn		Surveyed
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Barn	c.1884	Surveyed
Oakland	W9132 County Road C	Gideon Ives Farmstead Barn	<1938	Surveyed
Oakland	N3310 Asje Road	Ona Oleson Farmstead Barn	<1938	Surveyed
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Barn	<1938	Surveyed

Small Animal/Poultry Barn

Barns built to house chickens, hogs, sheep, and other small animals are typically rectangular and covered by a shed or gable roof. Although some examples can be large, the typical small animal barn on a small to medium-size farm is a diminutive structure. Chicken houses traditionally feature two shed roofs sloping in opposite directions, one higher than the other, allowing windows or vents on the exposed wall of the higher shed roof. Monitor roofs, with a raised clerestory or center section spanning the long length of the building to allow for light and ventilation, are also common in place of the two shed roofs.



*Ona Oleson Farmstead Small Animal Barn
N3310 Asje Road*

Windows, sometimes fairly large in size, typically face south. Brooder houses, shelters for young animals, might not have these features and are the smallest of poultry barns.¹⁷¹

Examples of small animal and poultry barns in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Animal Barn	<1938	Surveyed
Oakland	N3310 Asje Road	Ona Oleson Farmstead Animal Barn		Surveyed
Oakland	N3310 Asje Road	Ona Oleson Farmstead Chicken Coop		Surveyed
Oakland	N3310 Asje Road	Ona Oleson Farmstead Animal Barn		Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Chicken Coop		Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Animal Barn		Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Animal Barn		Surveyed
Oakland	W9132 County Road C	Gideon Ives Farmstead Animal Barn		Surveyed
Oakland	W9132 County Road C	Gideon Ives Farmstead Chicken Coop	>1938	Surveyed
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Chicken Coop	<1938	Surveyed

Threshing Barn

Built to thresh and process wheat, threshing barns have an open area in the center crossed by a wagon-way running the width of the building. Usually of medium size with a gable roof, these barns may be timber framed or of half-timbered construction and the exterior covered with vertical board siding.¹⁷²

An example of a threshing barns in the southwest quadrant of Jefferson County include:



*George Jr. & Mary Maurer Threshing Barn
N4775 N. Helenville Road*

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Threshing Barn	<1938	Surveyed

Tobacco Barn

Tobacco barns present a long, low profile, with a gable roof and every third or fourth board of the siding would be hinged to allow the boards to open and ventilate the interior to dry the crop. The interior usually has rows of poles to hang the tobacco to dry. Tobacco barns usually have a door at each gable end of a rectangular plan to allow vehicles to drive through the building.¹⁷³



*Gideon Ives Farmstead Tobacco Barn
W9132 County Road C*

Examples of tobacco barns in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Oakland	W9132 County Road C	Gideon Ives Farmstead Tobacco Barn	<1938	Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Tobacco Barn	<1938	Surveyed

Corn Crib

Corn cribs are generally rectangular buildings with horizontal, wood slat walls for ventilation. Walls were frequently sloped with a narrower base. Roofs are commonly gable or shed, but gambrel examples can be found. They were often constructed on blocks or pilings to prevent the nesting of rodents underneath. Corn cribs vary in size, with the earliest examples being rather small. More modern corn cribs can be constructed of metal.¹⁷⁴



*Gideon Ives Farmstead Corn Crib
W9132 County Road C*

Examples of corn cribs in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead Corn Crib	<1938	Surveyed
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Corn Crib	>1938	Surveyed
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Corn Crib		Surveyed
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Corn Crib		Surveyed
Oakland	W9132 County Road C	Gideon Ives Farmstead Corn Crib	>1938	Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Corn Crib		Surveyed
Oakland	N2762 County Road C	Louis Kump Farmstead Corn Crib	>1938	Surveyed
Oakland	N2762 County Road C	Louis Kump Farmstead Corn Crib	>1938	Surveyed
Oakland	N3310 Asje Road	Ona Oleson Farmstead Corn Crib		Surveyed

Garage

Garages, possibly the most common outbuilding in rural or urban settings, were constructed on farmsteads and residential properties for the storage of automobiles. Garages are most often one story in height and rectangular in plan. They commonly feature a gable or hipped roof, one or more vehicle entrances on the front façade, and windows or doors on any side.



*Gideon Ives Farmstead Garage
W9132 County Road C*

Examples of garages in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Garage	c.1910	Surveyed
Oakland	N3310 Asje Road	Ona Oleson Farmstead Garage	>1938	Surveyed
Oakland	N2762 County Road C	Louis Kump Farmstead Garage	>1938	Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Garage		Surveyed
Oakland	W9132 County Road C	Gideon Ives Farmstead Garage	>1938	Surveyed
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Garage	>1938	Surveyed

Granary

Granaries were commonly built on farms during Wisconsin's earliest years of settlement when wheat dominated the state's agricultural production; they were rarely built after the wheat era. Commonly constructed of wood frame, masonry, half-timber, and log granaries can be found. Granaries are generally small structures, square or rectangular in plan, with a gable or shed roof; some were constructed on blocks or pilings. A single doorway can be located on any side. Many were built with sloped walls.¹⁷⁵



*Gideon Ives Farmstead Granary
W2803 U.S. Highway 18*

Examples of granaries in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W2803 U.S. Highway 18	J.F. Keller Granary	>1938	Surveyed
Oakland	W9132 County Road C	Gideon Ives Farmstead Granary	<1938	Surveyed

Ice House

Insulated buildings used to store ice for sale or for cooling dairy products, the ice house is often recognized by visible exterior framing, with board siding on the interior. Hay, sawdust, or straw would be packed in against the interior boards for insulation. Gable roofs are common on these small, windowless buildings, and they often have tall doors at either gable end.¹⁷⁶



*Charles J. Lee Ice House
W8717 White Crow Road*

An examples of an ice houses in the southwest quadrant of Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sumner	W8717 White Crow Road	Charles J. Lee Ice House		Surveyed

Machine Shed

Long, low sheds in which to store machinery were constructed on most farms. Built of frame construction, with a shed or gable roof, they typically are rectangular in plan and feature sliding or hinged doors on one of the long sides.¹⁷⁷



*M. Carlson Farmstead Machine Shed
N2629 County Road C*

Examples of machine sheds in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead Machine Shed	<1938	Surveyed
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Machine Shed	c.1910	Surveyed
Oakland	W9156 U.S. Highway 12	Snell Machine Shed		Surveyed
Oakland	N2762 County Road C	Louis Kump Farmstead Machine Shed	<1938	Surveyed
Oakland	N2762 County Road C	Louis Kump Farmstead Machine Shed	<1938	Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Machine Shed		Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Machine Shed		Surveyed
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Machine Shed	<1938	Surveyed
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Machine Shed	>1938	Surveyed
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Machine Shed	>1938	Surveyed

Milk House

Milk houses are multi-purpose dairy buildings used to wash cans and equipment and store milk temporarily. Small buildings constructed of frame, brick, concrete block, or stone, they are generally attached or located close to a farm's dairy barn.¹⁷⁸

An example of a milk house in the southwest quadrant of Jefferson County includes:



*Carl Prell Farmstead Milk House
N3807 County Road Y*

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N3807 County Road Y	Carl Prell Farmstead Milk House	<1938	Surveyed

Privy

Small latrine buildings, commonly referred to as outhouses, were generally constructed of wood and located near the house; however stone and brick examples can be found. They typically feature a gable roof, small windows or vents high in the gable wall, and a clean-out trap door on the rear wall.¹⁷⁹

Examples of privies in the southwest quadrant of Jefferson County include:



*Daniel Pierce Farmstead Privy
W9475 Rockdale Road*

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead Privy	>1938	Surveyed
Oakland	N3310 Asje Road	Ona Oleson Farmstead Privy		Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Privy		Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Privy		Surveyed
Oakland	W9132 County Road C	Gideon Ives Farmstead Privy	>1938	Surveyed
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Privy	>1938	Surveyed

Cellar

Cellars are low buildings recessed into the ground that were used to store and preserve vegetables, fruits, and other products that required cool temperatures. Gable and shed roofs are common and construction materials can vary from logs, stone, or concrete. Cellars are often built into hillsides or slopes. Usually small,



*Charles J. Lee Root Cellar
W8717 White Crow Road*

some exceptions for fruit and potato farms are quite large.¹⁸⁰

An example of a cellar in the southwest quadrant of Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sumner	W8717 White Crow Road	Charles J. Lee Root Cellar		Surveyed

Shed

Sheds are small utilitarian buildings used for storage, especially for the storage of wood or coal historically. Any small agricultural outbuilding not identifiable as a small animal barn, milk house, or smokehouse is classified as a shed.¹⁸¹



*M. Carlson Farmstead Shed
N2629 County Road C*

Examples of sheds in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N3807 County Road Y	Carl Prell Farmstead Shed	<1938	Surveyed
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Shed	>1938	Surveyed
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Shed		Surveyed
Oakland	W9132 County Road C	Gideon Ives Farmstead Shed		Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Shed		Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Shed		Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Shed		Surveyed

Silo

Silos are tall, narrow structures used for the storage of grain or silage. The development of the silo was closely tied to the dramatic increase in the cultivation of feed crops during the late nineteenth century. By providing inexpensive storage for feed, a dairy farmer could increase milk production by milking his herd through the winter. By the early twentieth century, University of Wisconsin officials considered silos indispensable to successful farming.¹⁸²



*Daniel Pierce Farmstead Silo
W9475 Rockdale Road*

From its beginning with pit silos during the 1870s, silo technology went through a thirty-year period of experimentation. Above ground, square silos were deemed more effective by the 1880s; followed by the centric silo of the early 1890s as it required less material for construction and eliminated corners in which silage often spoiled. By the turn of the twentieth century, silos were commonly constructed of stone, glazed brick, or wood. Masonry silos often featured a

wood liner. Poured concrete silos became popular after 1905, soon superseded by steel-rod-reinforced concrete block structures. Later, steel or pre-formed fiberglass silos were introduced. Silos are commonly attached to barns.¹⁸³

Examples of silos in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Silo	<1938	Surveyed
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Silo	<1938	Surveyed
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Silo	>1938	Surveyed
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Silo		Surveyed
Oakland	N3310 Asje Road	Ona Oleson Farmstead Silo		Surveyed
Oakland	N2629 County Road C	M. Carlson Farmstead Silo		Surveyed
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Silo	<1938	Surveyed
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Silo	>1938	Surveyed

Smokehouse

Smokehouses were commonly constructed on farmsteads in which to smoke or cook meat and fish. Generally small buildings of masonry or log construction, smokehouses frequently feature a gable roof and windows. They are most easily identified by the presence of a chimney or vents in the gable walls.¹⁸⁴



*Snell Smokehouse
W9156 U.S. Highway 12*

Examples of smokehouses in the southwest quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N3807 County Road Y	Carl Prell Farmstead Smokehouse		Surveyed
Oakland	W9156 U.S. Highway 12	Snell Smokehouse	c.1870	Surveyed

Construction Materials and Methods

Wood

Because of its abundance in the area, wood has historically been the primary material for construction in Wisconsin. Wood has been used for residential construction in the form of studs, joists, rafters, clapboards, shingles, and shakes. Many of Jefferson County's historic buildings were originally sided and roofed with wooden clapboards or shingles.



Gideon Ives Farmstead House, 1844
W9132 County Road C



Ole Gunderson House, 1922
W9268 Oakland Pass

Examples of historic wood framed and sided buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N3110 County Road N	C. Curtis House	1845	Surveyed
Koshkonong	W7526 Koshkonong Mounds Road	M.J. Swart House	1891	Eligible
Koshkonong	N1014 Poeppel Road	A.F. Wegner House	1894	Surveyed
Koshkonong	W5330 County Road M	H. Merriman House	1872	Surveyed
Oakland	W9132 County Road C	Gideon Ives Farmstead House	1844	Eligible
Oakland	W7742 U.S. Highway 12	Charles Ebersohl House	1903	Surveyed
Oakland	W9268 Oakland Pass	Ole Gunderson House	1922	Surveyed
Oakland	N4310 Park Road	Ripley Park Shelter	1963	Surveyed
Sumner	W8679 White Crow Road	C.L. Valentine House	1897	Surveyed
Sumner	W7309 Blackhawk Island Road	Lorine Niedecker & Al Millen House	1964	Eligible

Stone

Stone was a popular construction material historically due to its fire resistive properties and aesthetic qualities. It was used in churches, schools, and high end houses. Stone applications in Jefferson County employ a variety of different masonry patterns, including



John Ward House, c.1850e
W3059 & W3061 U.S. Highway 12

uncoursed fieldstone, uncoursed ledgerrock, uncoursed roughly square, coursed ashlar, and random coursed ashlar. While there are a few examples of more refined, smooth cut stone facades, the overwhelming majority of stone buildings in Jefferson County have rusticated stone facades, with rectangular or square building stones having a rough or rock face.

Examples of historic stone buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W3059 & W3061 U.S. Highway 12	John Ward House	c.1850	Surveyed
Oakland	N4341 Kreklow Road	Carl Eben House	c.1860	Surveyed
Sumner	W8717 White Crow Road	Charles J. Lee House	c.1860	Eligible

Brick

Historically, brick was a very popular building material in Wisconsin. Due to fear of fire, it became widely used in commercial buildings as a replacement for earlier wood framed buildings. Its use was also prevalent on churches, schools, and as a veneer on wood-framed houses. Typical bonding techniques found in Jefferson County include common bond, herringbone, basket weave, stacked bond patterns, and colors range from cream, tan, and red to brown.



Louis Kump Farmstead House, 1874
N2762 County Road C



William Rosentretter House, 1906
N2717 Curtis Mill Road

Examples of historic brick buildings in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4637 County Road Y	St. Coletta School Alverno Dormitory	1937	Eligible
Jefferson	W4875 U.S. Highway 18	St. Lawrence Catholic Church	1862	Eligible
Jefferson	N4751 N. Helenville Road	Helenville State Graded School	1903	Eligible
Koshkonong	N491 U.S. Highway 12	Michael Ward House	1870	Surveyed
Koshkonong	W5609 Star School Road	Star School	1871	Surveyed
Koshkonong	N2717 Curtis Mill Road	William Rosentretter House	1906	Surveyed
Oakland	N5260 County Road J	St. John Evangelical Church	1889	Surveyed
Oakland	N2762 County Road C	Louis Kump Farmstead House	1874	Eligible
Sumner	N1572 Bingham Road	Thomas North House	1862	Surveyed

Stucco

Stucco was used commonly as an alternative exterior finish to brick veneer, clapboard, or wood shingles on many Vernacular, Period Revival, Bungalow, and International style residences. It was commonly coupled with half-timber on Tudor Revival style buildings.

An example of an historic stucco building in the southwest quadrant of Jefferson County includes the followings:



*William Eustis House, 1848
W7758 Perry Road*

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Oakland	W7758 Perry Road	William Eustis House	1848	Eligible

Aluminum

While aluminum siding is typically considered as a replacement siding material having an adverse effect on a building's architectural integrity, this is not always the case. After World War II, aluminum became popular to both builders and homeowners as a low-maintenance alternative to wood siding. Aluminum rapidly became the standard siding material for new construction, especially on small, cost-efficient Ranch and simplified Colonial Revival style residences built from the 1940s onward.



*Fed Mehlretter Motel Unit #1, c.1940
W9671 U.S. Highway 12*

Examples of historic buildings demonstrating the early use of aluminum siding in the southwest quadrant of Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Koshkonong	W5874 County Road M	Albert Warnke House	c.1938	Surveyed
Oakland	N4368 Park Road	Fred Mehlretter Motel Unit #1	c.1940	Surveyed
Oakland	W9671 U.S. Highway 12	Arthur E. Meister House	1954	Surveyed

Architects and Designers

Helmut Ajango

Helmut Ajango was born in Voru, Estonia, in 1931 and immigrated to the United States from Germany in 1949 to attend college. Ajango married his wife Martha in 1953 and had three children. After earning a degree in Architectural Engineering from the University of Illinois in 1958, he moved to Fort Atkinson to work with the firm Waterman, Fuge, and Associates. In 1962, Ajango established his own practice, Helmut Ajango, Architect, and worked on a variety of residential, commercial, and religious projects. Most of his work is located in south-central Wisconsin.¹⁸⁵

Ajango wrote a number of articles and reviews on architecture for the *Milwaukee Journal* and *Wisconsin State Journal*. He also wrote *The Story of 190 Christian Symbols*, published by a local congregation and published in excerpts in the Wisconsin State Journal. Ajango also worked as a translator of Estonian to English for Soviet Architect's travel logs in the United States for the American Institute of Architects in 1972. His design work in stained glass was exhibited locally. His office closed recently.

Julius Hermerl

Little is known at the present time about the career of Julius Hermerl except for the design of the Helenville State Graded School at the turn-of-the-century in the Town of Jefferson.¹⁸⁶

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4751 N. Helenville Road	Helenville Graded School	1903	Eligible
Oakland	N2951 E. Rockdale Road	House	1978	Surveyed

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Education

Introduction

Since the founding of the Wisconsin Territory Constitution in 1836, Wisconsin has mandated the organization and regulation of public schools. At that time, the United States Congress made a donation of land, the sixteenth section in every township, to the Wisconsin Territory for educational purposes. The first changes to the Wisconsin Territorial code. In 1837, dictated that towns populated by twenty electors elect a school board of three commissioners with three-year terms to lay districts, lease the school lands in the sixteenth sections to provide funds with which to pay teachers, and hold public school classes for residents' children. Each district was then directed to elect a board of three directors with one-year terms to construct a schoolhouse, hire teachers for a minimum of three months per year, and levy taxes to support the public schools. Two years later, the code was revised to make families, instead of electors, the minimum basis for school organization; thereafter, every town with a minimum of ten families was required to organize a school district and provide public educational services. The school law of 1839 also required that each town elect five persons annually to act as school inspectors to visit all schools in the district at least quarterly. However, with minimum qualifications or required backgrounds in teaching for these school officials, the system proved inefficient. A law passed in 1848 replaced the multiple school inspector roles with a single town school superintendent. The superintendent was given larger powers of administration and supervision. This town office was substituted with a county superintendent office in 1861. Rural schoolhouses were open a minimum of six months a year, typically during the summer and winter to avoid conflicting with the busy working periods of agricultural life.¹⁸⁷

In 1919, all schools in the State of Wisconsin were required to adopt an official name in addition to their existing district school numbers for the sake of identification.¹⁸⁸ During the early twentieth century, some town school districts consolidated with one another and others with the school districts of adjacent incorporated municipalities. Consolidation with the school districts of incorporated municipalities became standard. By the mid-twentieth century nearly all rural schoolhouses closed. Since that time, all students from the towns attend schools in nearby incorporated municipalities. This effected the rural communities significantly. Most social and cultural activities in rural areas were historically provided largely through educational and religious organizations.¹⁸⁹ In the decades after closing, many of the rural schoolhouses were either demolished, moved, or remodeled into single-family residences.

Primary Education – Town of Jefferson

Helenville State Graded School

The first school at the settlement of Helenville was organized in 1868. A small, non-extant, brick one-room schoolhouse was constructed at that time.¹⁹⁰

A new schoolhouse was constructed in 1903. The Helenville State Graded School, located at N4751 N. Helenville Road, was included in the survey and is individually eligible for listing in the National Register of Historic Places. The building, designed by architect Julius Hermerl, was constructed by a man by the name of Christ from Jefferson for the sum of \$3,005.¹⁹¹



*Helenville State Graded School, 1903
N4751 N. Helenville Road*

Also, a one-room building, the school reorganized to a nine month schedule in 1913 with an increase in staff to two teachers. By the mid-twentieth century, the single room was divided into two separate classrooms. A new entrance and addition was eventually constructed on the south side of the school. Helenville State Graded School operated until the school consolidation movement of the mid-twentieth century. Today the schoolhouse serves as the Helenville Fire Department and as a community meeting house.¹⁹²

Joint School District No. 5 – Curtis Mill School

Curtis Mill School was constructed in 1886 across County Road N from the Cyrus Curtis homestead and mill after which the school is named. Land was donated to the district by Daniel and August Hake. Curtis Mill School, located at N3063 County Road N, was included in the survey but is not eligible for listing in the National Register of Historic Places. The school was closed in the early 1960s and has since been converted into a private residence.¹⁹³

St. Lawrence Catholic School

St. Lawrence Catholic parish built a non-extant log schoolhouse adjacent to its original, non-extant log church in 1846. For more information on St. Lawrence Catholic Church, refer to Chapter 13 Religion.¹⁹⁴

In 1868, the log school was replaced by a cream brick schoolhouse and began operating as a school for girls operated by the sisters of St. Francis Assisi, who established a convent at the school.¹⁹⁵ St. Lawrence Catholic School,



*St. Lawrence Catholic School, 1868
W4875 U.S. Highway 18*

located at W4875 U.S. Highway 18, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource in the proposed St. Lawrence Catholic Church & School Historic Complex. The girl's school was gradually incorporated into the St. Coletta Institute for Backward Youth, after it's founding by the nuns and the church's Father George Meyer in 1904. For more information on St. Coletta Institute for Backward Youth, refer to Chapter 12 Social & Political Movements. The girls school ultimately relocated to St. Francis, Wisconsin, in the early twentieth century. Today, the school building serves as church offices.¹⁹⁶

St. Peter Lutheran School

St. Peter Evangelical Lutheran Church in the settlement of Helenville established a school in a non-extant building in 1851. For more information on St. Peter Lutheran Church, refer to Chapter 13 Religion. A school building was constructed adjacent to the church in 1914. St. Peter Evangelical Lutheran School, located at N4676 N. Helenville Road in the Town of Jefferson, was included in the survey and is individually eligible for listing in the National Register of Historic Places.¹⁹⁷



*St. Peter Evangelical Lutheran School, 1914
N4676 N. Helenville Road*

In 1960, a new school building was constructed. St. Peter Evangelical Lutheran School, located at W3255 U.S. Highway 18 in the Town of Jefferson, was included in the survey but is not eligible for listing in the National Register. St. Peter Lutheran School remains the oldest operating parochial school under the Wisconsin Lutheran Synod.¹⁹⁸

Town of Jefferson School District No. 6 – Grossville School

According to its cornerstone, Grossville School was constructed in 1881. The school, located at W4499 U.S. Highway 18 east of the City of Jefferson, was included in the survey and is individually eligible for listing in the National Register of historic places. The schoolhouse closed sometime after 1925 and has since been converted into a private residence.¹⁹⁹



*Grossville School, 1881
W4499 U.S. Highway 18*

Town of Jefferson School District No. 8 – Flanagan School

The first school to serve District No. 8 was a non-extant log structure constructed in 1840 north of the North Oakland Cemetery. It was relocated to the property of Thomas Robbins on the east side of County Road G in 1890.²⁰⁰

Flanagan School was constructed in 1921 to replace the log schoolhouse which was relocated to the neighboring property and has since been demolished. Flanagan School, located at N4360 County Road G, was included in the survey but is not eligible for listing in the National Register of Historic Places. The school was named after the owner of Flanagan Publishing which supplied books to the school for many years. Flanagan School was considered locally to be an innovative rural school of its time, offering a 6-week Kindergarten class each spring to prepare its students for the following fall. Eventually, District No. 8 consolidated with a neighboring district in the Town of Oakland. Flanagan School closed due to further consolidation after 1956 and has since been converted into a private residence.²⁰¹

Town of Jefferson School District No. 10 – Silberhorn School

A brick schoolhouse built to serve District No. 10 in the 1870s was destroyed by fire in 1906. A new brick schoolhouse, named Silberhorn School after the Silberhorn family that lived across the road, was built at that time. The school closed in 1937 with only five children attending and District No. 10 consolidated with the City of Jefferson school district. The schoolhouse was purchased in the 1950s and demolished with some its materials salvaged to construct a house in its place. The house, located at the intersection of Will Road and Highway Y, was not included in the survey as its alterations have too greatly diminished its original architectural integrity.²⁰²

Town of Jefferson School District No. 11 – Duck Creek School

Duck Creek School, which takes its name from the nearby creek, was built in 1871. Duck Creek School, located at N4096 Duck Creek Road, was included in the survey but is not eligible for listing in the National Register of Historic Places. Duck Creek Road was originally routed fifty feet to the east of its present location, which explains the school's orientation facing east rather than toward the road. The school closed in 1962 for consolidation with the City of Jefferson school district and, after a brief period of time housing the Duck Creek 4-H club, was converted into a private residence.²⁰³

Town of Jefferson School District No. 13 – Flat Iron School

The Flat Iron School was constructed in 1853 on a plot of land purchased from Silas Rawson Stevens. The school was named after the famous New York City building for the triangular lot that it sat on at the intersection of State Highway 89 and County Road W. The parcel changed in 1924 and no longer resembles the narrow, tapering parcel. The schoolhouse closed in the 1950s for consolidation with the City of Jefferson school district. It has since been demolished.²⁰⁴

Town of Jefferson School District No. 14 – River Road School

River Road School, constructed before 1887, was located along the western bank of the Rock River one-and-one-half miles south of the City of Jefferson on County Road K. The school primarily served the large Hake family, who donated the land for the school. The school closed by 1940 and was reported to have been relocated to a nearby property. The current location and condition of the River Road School is unknown at this time.²⁰⁵

Town of Jefferson School District No. 15 – Wolf School

A schoolhouse for School District No. 15 was constructed by 1870 and was eventually named Wolf School after a nearby family. Wolf School, located at N3898 Paradise Road, was included in the survey but it is not eligible for listing in the National Register of Historic Places. The school was known for its pump organ, which made it a popular location for community events. The school closed in 1932 and has since been converted into a private residence.²⁰⁶

Town of Jefferson School District No. 16 – Progressive School

Progressive School was constructed on Banker Road, approximately half a mile south of Kiesling Road, before 1887 and closed in 1935. After, the school yard was used as cow pasture. During the 1950s the small brick schoolhouse was home to the Eliminators Car Club of Jefferson. It was demolished in the late 1960s.²⁰⁷

Town of Jefferson School District No. 18 – Sanborn Hill School

Sanborn Hill School was initially organized in 1867 and a non-extant wood frame schoolhouse was constructed near the intersection of Kiesling Road and Banker Road. After a failed vote to construct a new schoolhouse, the building was moved to the intersection of Kiesling Road and County Road J by 1887 and clad in brick. Sanborn Hill School closed in 1957, being consolidated in the Jefferson and Fort Atkinson school districts. The schoolhouse was later demolished.²⁰⁸

Primary Education – Town of Koshkonong

Joint School District No. 1 – Tri-County School

In 1844, Joint School District No. 1 constructed a non-extant log schoolhouse near the intersection of the Jefferson, Rock, and Walworth county lines. By 1852, the need for a larger schoolhouse was felt. That year, property was purchased on which a larger non-extant timber building was erected. Eventually, yet another schoolhouse was constructed in the late nineteenth century at the intersection of Tri-County Road and U.S. Highway 12. A front entry addition had been constructed before the school closed in 1952 when the school district consolidated with the neighboring Whitewater school district. It is believed that the school was demolished shortly thereafter.²⁰⁹

Joint School District No. 9 – Royce School

Joint School District No. 9 was first served by a non-extant brick schoolhouse, which was constructed before 1887 on land deeded to the school in 1853. A new schoolhouse was constructed in 1892 and named after R.D. Royce, who donated the land. Royce school, located at W6906 U.S. Highway 12, was not included in the survey as its alterations have too greatly diminished its original architectural integrity. After closing in the mid-twentieth century, the school was converted into a private residence.²¹⁰

Town of Koshkonong School District No. 1 – Star School

School District No. 1 constructed a non-extant schoolhouse during the late 1840s. A new brick schoolhouse was completed, replacing the earlier building, in 1871. Star School, located at W5609 Star School Road, was included in the survey but is not eligible for listing in the National Register of Historic Places. After a number of modernizing improvements, mainly to the interior, the school closed in the mid-twentieth century. Today the building serves as the Koshkonong Town Hall and Administrative Building.²¹¹

Town of Koshkonong School District No. 2 – Norman Horton School

School District No. 2 constructed a schoolhouse before 1887, which was named Norman Horton School after the owner of a farm across McMillen Road. Norman Horton School, located at the intersection of County Road K and McMillen Road, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The school closed by the mid-twentieth century and has since been converted into a private residence.²¹²

Town of Koshkonong School District No. 5 – Finches Corner School

School District No. 5 constructed a non-extant wood frame schoolhouse prior to 1856, at which time the need for an improved schoolhouse was felt. A one acre parcel of land was purchased on which a brick schoolhouse was constructed around 1858. Finches Corner School, located at W6702 Garvert Lane, was included in the survey but is not eligible for listing in the National Register of Historic Places. The school takes its name from the “fighting Finches,” a family of outlaws who hid out nearby in the marshes around Lake Koshkonong in the early nineteenth century. The school closed during the mid-twentieth century and has since been converted into a private residence.²¹³

Town of Koshkonong School District No. 6 – South Branch School

School District No. 6 constructed a brick schoolhouse before 1887 that became known as South Branch School. South Branch School, located at N1834 U.S. Highway 12, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The school closed by 1958, and has since served as a clubhouse for the Royal Order of Jacks, also known as the Jackass Club, a men’s social organization.²¹⁴

Primary Education – Town of Oakland

Joint School District No. 12 – Southwest Oakland School

Joint School District No. 12, shared with Christiana Township in Dane County, constructed a brick schoolhouse in 1885. The Southwest Oakland School, located at W9592 County Road C, was included in the survey but is not eligible for listing in the National Register of Historic Places. The opening of the school was not without controversy as a number of citizens opposed the new school because they did not want to financially support it or they feared enrollment in neighboring school districts would decline. Southwest Oakland School closed in the mid-twentieth century, and the district was consolidated with the Cambridge school district. The schoolhouse is now a private residence.²¹⁵

Town of Oakland School District No. 1 – Lake Ripley School

School District No. 1 built a brick schoolhouse in 1874 on one acre southeast of Lake Ripley. Lake Ripley School, located at N4086 County Road A, was included in the survey but is not eligible for listing in the National Register of Historic Places. The school took adopted its name from the lake which could clearly from its site. Lake Ripley School closed in 1937 due to low enrollment and was sold in 1947. It was later converted into a private residence.²¹⁶

Town of Oakland School District No. 2 – Oakland Center School

School District No. 2, located in the community of Oakland Center along Highway 12, built a non-extant wood schoolhouse before 1867. This school was destroyed, along with most of the town, by a tornado in 1878. A new brick schoolhouse was constructed shortly after the destruction. Oakland Center School, located at N3634 Oakland Road, was included in the survey but is not eligible for listing in the National Register of Historic Places. The school was closed in 1959, and the district consolidated with the Jefferson and Cambridge school districts. It was later converted into a private residence.²¹⁷

Town of Oakland School District No. 3 – Ives School

School District No. 3 constructed a non-extant brick schoolhouse, opposite Gideon Ives farm at the intersection of County Road A and County Road C, in 1878. Previous to the completion of the schoolhouse, the district hosted instruction in private farmhouses from 1857. The Ives School closed in 1951, and the district was consolidated with Cambridge school districts. In 1961, the building was purchased and demolished. A house was later constructed atop the former school's foundation. This house was not included in the survey as its alterations have too greatly diminished its original architectural integrity.²¹⁸

Town of Oakland School District No. 7 – Northery School

School District No.7 constructed a non-extant brick schoolhouse in 1869 on the Ebersohl farm at the intersection of Highway J and Highway 12. Northery School was later named after the head clerk of the local school board in the 1920s. The school closed in 1949, and the district was

consolidated with the Fort Atkinson school district. The building was demolished shortly after, and the site is currently covered by Highway 12.²¹⁹

Town of Oakland School District No. 9 – Joeville School

A log schoolhouse was constructed for School District No. 9 in 1893. However, it was soon replaced by a new brick schoolhouse in 1909 at the intersection of County Road C and County Road J. Named for the nearby Joe Parson's general store, Joeville School closed in 1960, and the district was consolidated with the Fort Atkinson school district. The building was demolished soon thereafter.²²⁰

Town of Oakland School District No. 10 – Red Cedar Lake School

School District No. 10 constructed a log schoolhouse on Red Cedar Lake by 1855 that was replaced on the same site before 1887 with a brick schoolhouse. Located a quarter mile north of Punsel Road along W. Cedar Road. The Red Cedar Lake School closed in 1945, and the district was consolidated with the Cambridge School District. The building was purchased some years later and moved to Cambridge to be used as a private residence.²²¹

Town of Oakland School District No. 14 – Ripley School

School District No. 14 constructed a brick schoolhouse in 1861 that was praised in its time for its architectural characteristics. The Ripley School, located at W7889 Scheppert Road, was included in the survey but is not eligible for listing in the National Register of Historic Places. Named for the local post office, the school closed in 1961 when the district was consolidated with Jefferson, Fort Atkinson, and Cambridge school districts. The school is now a private residence.²²²

Primary Education – Town of Sumner

Joint School District No. 1 – Busseyville School

Joint School District No. 1 replaced an existing log school in 1855 with a brick schoolhouse outside Busseyville that was shared with the Town of Albion in neighboring Dane County. The Busseyville School, located at W9506 Kumlein Road, was included in the survey but is not eligible for listing in the National Register of Historic Places. In 1889, the schoolhouse was improved with a porch, new brickwork, and a stove.²²³ The Busseyville School was closed in the mid-twentieth century, and the district was consolidated with the Fort Atkinson and Cambridge school districts. The building was subsequently sold and now serves as a private residence.²²⁴

Joint School District No. 4 – Woodside School

Joint District No. 4 constructed a non-extant brick schoolhouse to serve the northern portion of the Town of Sumner and Albion Township in Dane County. In the 1930s, the Works Progress Administration added a basement as a tornado shelter as well as a new entry and belfry. Located along Woodside School Road half a mile from Rockdale Road, the Woodside School was closed briefly from 1943 to 1947 due to low enrollment and closed permanently in 1956 as the district

was consolidated with the Fort Atkinson and Cambridge school districts. The schoolhouse was demolished in the late twentieth century.²²⁵

Joint School District No. 7 – Blackhawk School

During the mid-nineteenth century, a log school was constructed on County Road J in the Town of Sumner. It was replaced by a brick schoolhouse for Joint School District No. 7, known as both Blackhawk and Hummel School, in 1908. The Blackhawk School, located at N2305 County Road J, was included in the survey, but is not eligible for listing in the National Register of Historic Places. The school closed in 1965, when the district consolidated with the Fort Atkinson school district. The building was sold and now serves as a private residence.²²⁶



*Blackhawk School, 1855
N2305 County Road J*

Town of Sumner School District No. 1 – Lake View School

School District No. 1 replaced an existing log school with a brick schoolhouse in the 1870. The second school in the Town of Sumner, the Lake View School takes its name from its proximity to Lake Koshkonong. Also known as the Whittet School, the schoolhouse was located at the intersection of State Highway 106 and Carcajou Road and closed in 1963 as the district was consolidated with the Fort Atkinson school district. The building was demolished shortly after.²²⁷

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N3063 County Road N	Curtis Mill School	1886	Surveyed
Jefferson	W4499 U.S. Highway 18	Grossville School	1881	Eligible
Jefferson	N4360 County Road G	Flanagan School	1921	Surveyed
Jefferson	N4096 Duck Creek Road	Duck Creek School	1871	Surveyed
Jefferson	N4751 N. Helenville Road	Helenville Graded School	1903	Eligible
Jefferson	W4875 U.S. Highway 18	St. Lawrence Catholic School	1868	Eligible
Jefferson	N4676 N. Helenville Road	St. Peter Evangelical Lutheran School	1914	Eligible
Jefferson	W3255 U.S. Highway 18	St. Peter Evangelical Lutheran School	1960	Surveyed
Koshkonong	W6702 Garvert Lane	Finches Corner School	1900	Surveyed
Koshkonong	W5609 Star School Road	Star School	1871	Surveyed
Oakland	N3634 Oakland Road	Oakland Center School	1878	Surveyed
Oakland	W9592 County Road C	Southwest Oakland School	1885	Surveyed
Oakland	W7889 Scheppert Road	Ripley School	1861	Surveyed
Oakland	N4086 County Road A	Lake Ripley School	1874	Surveyed
Sumner	N2305 County Road J	Blackhawk School	1908	Surveyed
Sumner	W9506 Kumlein Road	Busseyville School	1889	Surveyed

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Social & Political Movements

Fraternal Organizations

National Grange of the Order of Patrons of Husbandry

The National Grange of the Order of Patrons of Husbandry, commonly known as the Grange, was founded in 1867 in response to poor agricultural conditions in the wake of the Civil War. Membership of the Grange increased dramatically in the 1870s as the organization established meeting halls for social events, consumer cooperatives, and worked to regulate railroads and grain warehouses. The temperance movement and women's suffrage became pursuits of the Grange at the turn-of-the century, in addition to advocating for the interest of farmers.²²⁸



*Busseyville Grange Hall
N1525 Church Street*

The Grange Hall, established by the National Grange of the Order of Patrons of Husbandry, was an active component of rural life in the late nineteenth century as the location of meetings, dances, entertainment and social events.²²⁹ The Busseyville Grange Hall, located at N1525 Church Street in the Town of Sumner, was included in the survey but is not eligible for listing in the National Register of Historic Places. Today the building serves as the Sumner Town Hall.

Services for the Poor and Disadvantaged

St. Coletta Institute for Backward Youth

St. Coletta Institute for Backward Youth, a medical, residential, and educational institution for the developmentally disabled, was organized by the sisters of St. Francis Assisi in 1904 at the behest of Father George Meyer of St. Lawrence Catholic Church, who accepted four families' requests to care for their mentally disabled children. Property immediately east of the City of Jefferson was purchased because of the existing convent and school for girls operated by Franciscan nuns at the church.²³⁰ For more information on St. Lawrence Catholic Church and School refer to Chapter 13 Religion and Chapter 11 Education.

By the early twentieth century, a large campus of residence halls, chapels, an infirmary, administration building, classrooms, and natatorium occupied the southeast corner of Highway 18 and County Road Y in the Town of Jefferson, which was recently annexed into the City of Jefferson. During the 1930s the institution's name was changed to St. Coletta School for Exceptional Children. St. Coletta became the largest, oldest, and most influential Catholic school in the United States specializing in the care and training of the mentally disadvantaged while encouraging views of various mental conditions to change at a national level.²³¹

A dormitory was constructed approximately one mile north of the main campus in 1937. The St. Coletta School Alverno Dormitory, located at N4637 County Road Y in the Town of Jefferson, was included in the survey and is eligible for listing in the National Register for Historic Places under Criterion C for architecture both individually under Criterion C for the significance of its Georgian Revival style architecture and as a contributing resource to the proposed St. Coletta School Alverno Dormitory Historic Complex. Additions were made to the Alverno Dormitory in the 1950s.²³²



*St. Coletta School Alverno Dormitory, 1937
N4637 County Road Y*

Rose Marie Kennedy, daughter of Joe and Rosemary Kennedy and sister of President John F. Kennedy and Senators Robert and Edward Kennedy, moved to St. Coletta in 1949 at the age of 31. Due to concerns of her parents regarding her lower level of intelligence than the rest of the family, she underwent a lobotomy, eight years prior in 1941. Her condition and location in Jefferson County were kept a well-guarded secret. In 1958, a house was built for Rose Marie adjacent to the St. Coletta School Alverno Dormitory. The Rose Marie Kennedy House, located at N4635 County Road Y in the Town of Jefferson, was included in the survey and is eligible for listing in the National Register of Historic Places both individually under Criterion B for its association with Rose Marie Kennedy and her significance in the area of social history and as a contributing resource to the proposed St. Coletta School Alverno Dormitory Historic Complex. Two nuns who provided Rose Marie's care also resided in the house.²³³ In 1961, her presence at St. Coletta became public



*Rose Marie Kennedy House, 1958
N4635 County Road Y*



*St. Coletta School Alverno Miniature Golf Course
N4637 County Road Y*

knowledge after her brother John F. Kennedy's election as President of the United States. Rose Marie's national exposure brought attention to, and awareness of, mental health issues and changed the prevailing view of lobotomy as a medical procedure.²³⁴ For more information on Rose Marie Kennedy refer to Chapter 18 Notable People.

A miniature golf course was constructed on the grounds of the Alverno Dormitory sometime during the mid-to-late-twentieth century. The St. Coletta School Alverno Miniature Golf Course, located at N4637 County Road Y in the Town of Jefferson, was included in the survey and is eligible for listing in the National Register for Historic Places as a contributing resource to the proposed St. Coletta School Alverno Dormitory Historic Complex.

A small pavilion was constructed on the lawn adjacent to the miniature golf course during the mid-to-late-twentieth century. The St. Coletta School Alverno Pavilion, located at N4637 County Road Y in the Town of Jefferson, was included in the survey and is eligible for listing in the National Register for Historic Places as a contributing resource to the proposed St. Coletta School Alverno Dormitory Historic Complex.²³⁵

Since that time, the institution has become known as St. Coletta of Wisconsin and continues to provide senior nursing care and housing, job placement, recreation, and other services for the developmentally disabled to this day. Further alterations to the Alverno Dormitory were made in 2009 to convert the building into a new corporate headquarters for St. Coletta of Wisconsin, as its patients have lived off-site in apartments across southern Wisconsin and northern Illinois integrated into local communities since that time. St. Coletta sold its main campus in 2011.²³⁶

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4635 County Road Y	Rose Marie Kennedy House	1958	Eligible
Jefferson	N4637 County Road Y	St. Coletta School Alverno Dormitory	1937	Eligible
Jefferson	N4637 County Road Y	St. Coletta School Alverno Miniature Golf Course	c.1960	Surveyed
Jefferson	N4637 County Road Y	St. Coletta School Alverno Pavilion	c.1960	Surveyed
Sumner	N1525 Church Street	Busseyville Grange Hall	1859	Surveyed

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Religion

Introduction

In rural communities, social and cultural activities have historically been provided largely through educational and religious organizations. Several of the churches in the four towns of southwest Jefferson County have remained in operation. However, the overwhelming majority of the church buildings have undergone insensitive renovations and additions so that few have any significant historic features and integrity left intact.

Baptist

Free-Will Baptist Church

During the mid-nineteenth century, a Baptist Congregation was formed out of the growing Baptist community amongst some of the earlier settlers in the Town of Oakland. Initially, services and gatherings were held in private homes, including the Snell House. The Erastus & Marietta Snell House, located at W9156 U.S. Highway 12, was included in the survey but is not eligible for listing in the National Register of Historic Places. During the 1860s, a non-extant church was constructed in Oakland Center and named the Free-Will Baptist Church.²³⁷

In the spring of 1878, a Tornado hit Oakland Center destroying much of the small community, including the Baptist Church. The church was soon rebuilt. The Free-Will Baptist Church, located at W8524 U.S. Highway 12, was included in the survey but is not eligible for listing in the National Register of Historic Places. A non-extant parsonage was also constructed around this time; however, it was destroyed by fire in the 1890s. By the turn-of-the-century, many of the older settlers had moved from the Town of Oakland or passed away. The church closed in 1904 and has since been converted into a private residence.²³⁸

Catholic

St. Lawrence Catholic Church

Early German settlers founded St. Lawrence Catholic parish in 1846 and built a non-extant log church, non-extant log school, and cemetery on the side of a long sloping hill east of the City of Jefferson donated by John Haas. For more information on St. Lawrence Catholic School, refer to Chapter 11 Education.²³⁹



*St. Lawrence Catholic Rectory, 1894
W4926 U.S. Highway 18*



*St. Lawrence Catholic Church, 1862 & School, 1868
W4875 U.S. Highway 18*

A brick church was constructed in 1862 to replace the original log church. St. Lawrence Catholic Church, located at W4875 U.S. Highway 18, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource in the proposed St. Lawrence Catholic Church & School Historic Complex.²⁴⁰ The parish continues to utilize the church to this day.

A brick rectory was constructed across the road from the church in 1894. St. Lawrence Catholic Rectory, located at W4926 U.S. Highway 18, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource in the proposed St. Lawrence Catholic Church & School Historic Complex.²⁴¹

Evangelical

St. John Evangelical Church

A group of German immigrants established a Lutheran congregation in the Town of Oakland in 1852. A congregation constructed a non-extant log church in 1859, named St. John Evangelical Lutheran Church, and affiliated with the Lutheran Synod of Wisconsin. In 1883, the congregation voted to affiliate themselves with the Evangelical Synod of Wisconsin²⁴²

A brick church was constructed to replace the log structure in 1889. St. John Evangelical Church, located at N2560 County Road J, in the Town of Oakland, was included in the survey but is not eligible for listing in the National Register of Historic Places. All services at the church were conducted solely in German until 1917. The congregation voted to separate from the Evangelical Synod in 1931, becoming a free church under the name St. John Community Church. A large addition was constructed onto the front of the church in 1961. The congregation continues using the church to this day.²⁴³

Lutheran

St. Peter Evangelical Lutheran Church

A Lutheran congregation was formed by a group of German immigrants in the settlement of Helenville in 1848 and a non-extant log church was constructed. In 1851, the church established a school. For more information on St. Peter Lutheran School, refer to Chapter 11 Education. The log church was quickly outgrown and was soon replaced by a non-extant wood frame church named after St. Peter.²⁴⁴

Eventually, a parsonage was constructed near the church. The St. Peter Evangelical Lutheran Church Parsonage, located at N4678 S. N. Helenville Road, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity.²⁴⁵

Another larger wood frame church was constructed in its place in 1902. St. Peter Evangelical Lutheran Church, located at N4656 N. Helenville Road in the Town of Jefferson, was included in the survey but is not eligible for listing in the National Register of Historic Places. The congregation continues using the church to this day.²⁴⁶

Christberg Lutheran Church

A group of German Lutheran immigrants constructed a non-extant log church in the Town of Jefferson in 1851. The log church was replaced with a stone Church in 1880, which was named Christberg Church. Christberg Church, located at N4702 Christberg Road in the Town of Jefferson, was included in the survey but is not eligible for listing in the National Register of Historic Places. The majority of the congregation moved to the City of Jefferson in 1873 to form the Evangelical Lutheran Church of St. John; however, a small group remained at Christberg Church. The church was renovated in 1913. The congregation dissolved in the early twentieth century; however, the building and adjacent cemetery continue to be well-maintained to this day.²⁴⁷



*Christberg Lutheran Church, 1880
N4702 Christberg Road*

Methodist

Willerup Methodist Church

In 1887, land on the western shore of Lake Ripley in the Town of Oakland was purchased with a donation from John A. Johnson of Madison, by the Willerup Methodist Church of the neighboring Village of Cambridge to serve as a retreat site. It was deeded that year to the Cambridge Norwegian and Danish Camp Meeting Association; however, it was more commonly referred to as the Methodist Society. The Methodist church hosted tent meetings and revivals there for several years. It would later become known as the Willerup Bible Camp.²⁴⁸ For more information on Willerup Bible Camp, refer to Chapter 17 Recreation & Entertainment

Presbyterian

In 1849, a non-extant log church was built by a Presbyterian congregation on the western shore of Lake Ripley. When Reverend Thomas Frazer came from New Jersey to eastern Wisconsin to organize Presbyterian churches, he brought Reverend William Cargen from Scotland to preach in the Town of Oakland. Rev. Cargen constructed a log house on Lake Ripley, where services were held, and established a cemetery. For more information on Lake Ripley Cemetery, refer to Chapter 16 Planning & Landscape Architecture. In the 1850s, the congregation moved the Village of Cambridge.²⁴⁹

Seventh Day Adventists

A Seventh Day Adventists congregation was established by Norwegian immigrants in the Town of Oakland in 1855. Initially, services and gatherings were held at private residences. A non-extant church was constructed in 1864 on land along Advent Road which was donated to the congregation by founding member, Andrew Olsen. Eventually, a non-extant school was started by the congregation. The original church was replaced sometime later.²⁵⁰ Oakland Seventh-Day Adventist Church, located at W8731 Advent Road, was not included as its additions and alterations have too greatly diminished its original architectural integrity.

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W4875 U.S. Highway 18	St. Lawrence Catholic Church	1862	Eligible
Jefferson	W4926 U.S. Highway 18	St. Lawrence Catholic Rectory	1894	Eligible
Jefferson	N4656 N. Helenville Road	St. Peter Evangelical Lutheran Church	1902	Surveyed
Oakland	W8524 U.S. Highway 12	Free-Will Baptist Church	1878	Surveyed
Oakland	N2560 County Road J	St. John Evangelical Church	1889	Surveyed
Oakland	N4314 Alpine Village Lane	Methodist Society Lodge	c.1900	Eligible

Art & Literature

Literature

Edward Edson Lee

Edward Edson Lee was born in Meriden, Illinois, in 1884. As a child, he moved with his family to the Town of Koshkonong. He was forced to drop out of school to work in Fort Atkinson to help support his mother. During the 1910s, he began to write serialized stories for the *American Boy* magazine under the pen name Leo Edwards, most of them fictionalized accounts based on real events, people, and places from his own childhood in Jefferson County.

Lee published his first book, *Andy Blake in Advertising*, in 1922. He would go on to write five nationally popular children's series centered on the following characters: Andy Blake, Jerry Todd, Poppy Ott, Trigger Berg, and Tuffy Bean through the 1920s and 1930s. All five series are interrelated; the supporting characters are named after real childhood friends and relatives of Edward Lee. Largely forgotten after his death in 1944, Lee's books are now valued and collected as nostalgic stories of small town, turn-of-the-century America.²⁵¹ No historic resources were found to be associated with Edward Edson Lee.

Lorine Niedecker

Lorine Niedecker was born in 1903 on Blackhawk Island. Her father operated a small resort along the Rock River during the early twentieth century, and despite her parent's unhappy marriage, Lorine developed an attachment to Blackhawk Island, where she lived most of her life. It served as the inspiration and subject of much of her work.²⁵²

After briefly attending Beloit College in 1922, Niedecker returned to Blackhawk Island and worked a number of jobs including proofreading for *Hoard's Dairyman*, writing scripts for a radio station in Madison, and working as a librarian. She soon began to write poetry, which she had published six times during her life. In 1946, after her eyesight became increasingly poor, she moved into a non-extant small log cottage on Blackhawk Island Road in the Town of Sumner. She supplemented her income during this time by cleaning at Fort Atkinson Memorial Hospital.²⁵³

In 1963, Lorine married Al Millen. The following year, the couple constructed a large cottage on the same property that she had inherited from her family. The Lorine Niedecker & Al Millen House, located at W7309 Blackhawk Island in the Town of Sumner, was included in the survey and is eligible for listing in the National Register of Historic Places.

Niedecker's fame has largely come after her death in 1970. Her poetry falls under the auspice of modernist American folk poetry. Writing poetry in both short, haiku-like and long forms, her work is marked by its nuance, sometimes ironic tone, condensed and tightly crafted work. Niedecker's poetry is often considered to be associated with objectivist approaches to the art form: focusing on the object rather than the feelings of the poet and conveying meaning along a distinctly musical line.²⁵⁴



*Lorine Niedecker & Al Millen House, 1963
W7309 Blackhawk Island Road*

Jessica North MacDonald

Jessica North, the older sister of author Sterling North, was born in Madison in 1891. As a young child, she moved with her to family to the Town of Sumner. The North Farm, located at N1572 Bingham Road in the Town of Sumner, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. She attended Lawrence University in Appleton, Wisconsin. After graduating from her bachelor's studies, she attended graduate school at the University of Chicago, where she was the president of the university's poetry club and editor of the *Adelphian* and the *History of Alpha Delta Pi*. She married Reed Inness MacDonald in 1921, residing in nearby Edgerton in Dane County.²⁵⁵

North Macdonald published a volume of poetry entitled *The Long Leash* in 1928. Other collections of her poetry include *Miss Missouri*, *The Prayer Rug*, and *The Pocket*. Her first novel, *Arden Acres*, was published in 1935. A family drama and social commentary, the story is set during the Great Depression in the fictional town of Arden Acres, Illinois. She was recognized with the Friends of American Writers first novel award for *Arden Acres*. During the 1930s and 1940s, she was an editor of *Poetry* magazine, one of the leading English-language poetry magazines of its time. She published an illustrated children's book, *The Giant's Shoe*, in 1967. Jessica North Macdonald died in Downers Grove, Illinois, in 1988.

Thomas Sterling North

Thomas Sterling North, brother of author Jessica Nelson North, was born in 1906 on his family's in the Town of Sumner. The North Farm, located at N1572 Bingham Road in the Town of Sumner, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. In 1918, he moved with his family to a house on W. Rollin Street in the nearby Village of Edgerton in Dane County and survived a near-paralyzing case of polio in his teens.²⁵⁶

North attended the University of Chicago; however, he left without graduating 1929 to pursue a career as a reporter for the *Chicago Daily News*. That same year, he published one of his first novels, *The Pedro Gorino*, under his pen name, Sterling North. In 1934, he published *Plowing on Sunday*. North eventually moved to New York City and worked for the *New York World-*

Telegram and later the *New York Sun*. Returning to Chicago by 1940, he returned to the *Daily News* as literary editor.²⁵⁷

North returned to Jefferson County during the 1940s to write novels, most of which were semi-autobiographical and set in North's Wisconsin childhood during the 1910s. Several of his books, including *Brailsford Junction*, were set in a fictional town of the same name based on the Village of Edgerton. North's *Midnight and Jeremiah* was made into the popular Disney motion picture *So Dear to My Heart* in 1949. North's works include *Raccoons are the Brightest People* and *Hurry Sprung*.²⁵⁸

In 1957, North became the general editor of Houghton Mifflin Publishing Company's North Star Books, the publisher of biographies of American heroes for children. During this time, North wrote *Abe Lincoln: Log Cabin to White House* and *The Wolfling: A Documentary Novel of the Eighteen-Seventies*.²⁵⁹

North's *Rascal*, an autobiographical novel about a year in his childhood when he raised a baby raccoon which he named Rascal, was published in 1963 and became his most famous work. Subtitled "a memoir of a better era," the novel has been called a prose poem to adolescent angst as the story chronicles North's childhood relationship with his father, the death of his mother, and his reconnection to society through the intervention of his pet raccoon. For *Rascal*, he was awarded a Newberry Honor in 1964, a Sequoyah Book Award in 1966, and a Young Reader's Choice Award in 1966. Disney made the book into motion picture in 1969.²⁶⁰ Thomas Sterling North died in 1974. During the 1990s, the Sterling North Society restored his childhood home in Edgerton and opened it as a museum.²⁶¹

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sumner	W7309 Blackhawk Island Rd.	Lorine Niedecker & Al Millen House	1964	Eligible

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Commerce

Introduction

The small unincorporated communities of the southwest quadrant of Jefferson County, specifically Busseyville, Helenville, and Oakland Center, were important locations for the commercial supply of goods and services that served their rural towns during the nineteenth and early twentieth centuries. Small businesses in these communities provided necessary goods and services to farmers, even after many of them began acquiring automobiles. However, largely after World War II, farmers and rural residents were willing and able to drive longer distances to supermarkets, discount stores, and shopping malls in nearby incorporated municipalities because of the increased quality of automobiles and rural roads. To this day, the only businesses that continue to operate in the rural communities, if any, are predominately small taverns. The one exception to this trend however, is the settlement of Helenville, where a variety of commercial activity continues to this day.

The growth in accessibility and ease of transportation during the mid-twentieth century coincided with the start of commercial development on the outskirts of the area's small and modestly-sized cities following the rise of suburban-style residential development spreading out into the rural towns. By this time, limited commercial development, primarily restaurants and taverns, also began appearing near the growing concentrations of lakefront vacation housing unique to the southwest quadrant of Jefferson County.

Goods and Services

Erastus and Marietta Snell, early settlers of the Town of Oakland, settled near Red Cedar Lake in 1839. In 1850, the couple constructed a large house on their farm and began renting rooms, making their farmstead a regular stopping place on the stagecoach route that followed a path similar to that of current U.S. Highway 12.²⁶² The Erastus & Marietta Snell House, located at W9156 U.S. Highway 12 in the Town of Oakland, was included in the survey but is not eligible for listing in the National Register of Historic Places.

A commercial building was constructed on the south side of U.S. Highway 18 in the settlement of Helenville during the mid-to-late nineteenth century. This building, located at W3325 U.S. Highway 18 in the town of Jefferson, was included in the survey but is not eligible for listing in the National Register of Historic Places. Its storefront appears to have been altered during the mid-twentieth century.

Helenville Mutual Insurance Company, one of the oldest businesses operating today in Jefferson County, was founded in the settlement of Helenville in 1871. A building was constructed around that time, which it still occupies to this day. Heavy alterations to the façade and storefront appear to have occurred during the twentieth century.²⁶³ The Helenville Mutual Insurance Company, located at W3320 U.S. Highway 18, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity.

A three-building, Tudor Revival Style roadside motel complex was constructed by Fred Mehlretter on Park Road near the west shore of Lake Ripley around 1940. The complex consists of a main building containing a main office and one guest unit, a two-guest-unit cottage, and a one-guest-unit cottage.²⁶⁴ The Fred Mehlretter Motel buildings, located at 4368 Park Road in the Town of Oakland, were all included in the survey but are not eligible for listing in the National Register of Historic Places.

An L-shaped, mixed-use brick building, with one wing imitating a boomtown storefront facing the highway and the other resembling a Side Gable house, was constructed by Jacob Werner on the northwest corner of the intersection of U.S. Highway 18 and County Road Y east of the City of Jefferson in 1941.²⁶⁵ The Jacob Werner Building, located at W5002 U.S. Highway 18 in the Town of Jefferson, was included in the survey but is not eligible for listing in the National Register of Historic Places.

A large commercial garage was constructed in the settlement of Oakland Center in 1949 featuring eleven vehicle bays and an office wing.²⁶⁶ The building located at N3651 Oakland Road in the Town of Oakland was included in the survey but is not eligible for listing in the National Register of Historic Places.

A commercial building, most likely used as an automobile showroom or mechanic's garage, was constructed on County Road K south of the City of Jefferson in 1957.²⁶⁷ The building located at N3527 County Road K in the Town of Jefferson was included in the survey but is not eligible for listing in the National Register of Historic Places. The building was last occupied by Blackhawk Overhead Doors and Cabinets.

Information Services

A building for the WFAW Radio Station was completed south of the City of Fort Atkinson in 1963, at which time the station began broadcasting a country music format. The WFAW Radio Station, located at W6355 Eastern Avenue in the Town of Koshkonong, was included in the survey but is not eligible for listing in the National Register of Historic Places. Still in operation to this day, the modern 500-watt Radio Station is licensed to Fort Atkinson at a frequency of 940 AM. Recently, the station's format was changed to talk and sports topics as an ABC affiliate.²⁶⁸



*WFAW Radio Station, 1963
W6355 Eastern Avenue*

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	W5002 U.S. Highway 18	Jacob Werner Building	1941	Surveyed
Jefferson	W3325 U.S. Highway 18	Commercial Building	c.1885	Surveyed
Jefferson	N3527 County Road K	Service Garage	1957	Surveyed
Koshkonong	W6355 Eastern Avenue	WFAW Radio Station	1963	Surveyed
Oakland	N3651 Oakland Road	Service Garage	1949	Surveyed
Oakland	N4368 Park Road	Fred Mehlretter Motel Unit #1	c.1940	Surveyed
Oakland	N4368 Park Road	Fred Mehlretter Motel Unit #2	c.1940	Surveyed
Oakland	N4368 Park Road	Fred Mehlretter Motel Units #3 & #4	c.1940	Surveyed
Oakland	W9156 U.S. Highway 12	Erastus & Marietta Snell House	c.1850	Surveyed

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Planning & Landscape Architecture

Urban Parks and Planning

Altpeter Park

Located along the north shore of Lake Koshkonong along Lamp Road, Altpeter Park is 4.5 acres of playgrounds, woods, and a grass playing area set along the rear of the Altpeter Addition and North Shore Beach subdivisions which were developed in the 1920s. The area was designated as a public park in the mid-twentieth century. No historic resources were found to be associated with Altpeter Park.

Busseyville Park

A park was included as public open space in the nineteenth century plat of Busseyville; however, the park was not developed until the mid-twentieth century. Today, Busseyville Park, located at W9158 State Highway 106, features a basketball court, baseball diamond, playground equipment, and picnic area. No historic resources were found to be associated with Busseyville County Park.

Dorothy Carnes Park

The 514-acre Dorothy Carnes Park is located on Radloff Lane. Situated on the edge of the Rose Lake State Natural Area, the park is known for its wildlife. The largest park in Jefferson County, it has native prairies, hardwood forest, agricultural land, wetlands, and native Indian effigy mounds in addition to trails, shelters, restrooms, and picnic tables. The Carol Liddle Pavilion, constructed in the park in 2003, was not included in the survey as it is not of age to be considered an historic resource.

Indian Mounds Park

Indian Mounds Park, located at W7561 Koshkonong Mounds Road, near the eastern shore of Lake Koshkonong is the site of a number of American Indian Burial Mounds. Eleven effigy mounds and a Wisconsin state historical marker are visible in the park from trails through the wooded area. For more information on the Effigy Mounds, refer to Chapter 4 Historic Indians.

Mush-Ko-Se-Day Park

Mush-Ko-Se-Day Park is a 52-acre park that takes its name from native Chippewa words for local micro-climates. Located on Aspen Drive in the Town of Koshkonong, the park was purchased in 2003 by the Town of Koshkonong. The park was originally farmland and has been restored with native vegetation into ponds, wetlands, short grass prairie, and woodlands. No historic resources were found to be associated with Mush-Ko-Se-Day Park.

Pohlmann County Park

The 10 acre Pohlmann Park, located at N4809 Duck Creek Road, sits at the intersection of U.S. Highway 18 and Duck Creek Road east of Helenville. The park takes its name from the non-extant Pohlmann farmstead that existed at that location. The only remaining evidence of the farm is a low stone wall and a painted mural on a silo preserved in the park. Amenities include a park memorial, wetlands, trails, restrooms, and a picnic shelter. No historic resources were found to be associated with Pohlmann Park.

Ripley Park

Land on the western shore of Lake Ripley was donated by Mrs. G.W. May to a group of community park trustees during the 1920s to serve as a public park. The Cambridge Foundation was formed by 1946 to own and operate the park, which became known as Ripley Park. A park shelter was constructed in the park in 1963 in tribute to Harvey Melster. The Ripley Park Shelter, located at N4310 Park Road, was included in the survey but is not eligible for listing in the National Register of Historic Places. Since that time, additional picnic and restroom facilities have also been constructed in the park. These structures were not included in the survey as they are not of age to be considered historic resources. A plaque was erected in Ripley Park commemorating Evinrude's invention of the outboard motor and his development of it on Lake Ripley. Today, the park features playing fields, playgrounds, picnic areas, and a swimming beach and is open seasonally. The park is privately owned and operated by the Cambridge Foundation.²⁶⁹

Cemeteries

The southwest quadrant of Jefferson County is dotted with numerous small rural cemeteries. However, none of them were included in the survey as they did not contain historic resources eligible for listing in the National Register of Historic Places. A listing of cemeteries in the survey area is as follows:

Busseyville Cemetery

Busseyville Cemetery was established in the mid-nineteenth century on State Highway 106 east of the settlement of Busseyville. Busseyville Cemetery is located on the south side of State Highway 106 a quarter mile east of Busseyville Road.²⁷⁰

Christberg Cemetery

Christberg Church established a cemetery next to its church on U.S. Highway 18 in the Town of Jefferson in 1851. For more information on Christberg Church, refer to chapter 13, Religion. Often referred to as “Christ Hill,” Christberg Cemetery is located on the northeast corner of U.S. Highway 18 and Christberg Road in the Town of Jefferson.²⁷¹

Evergreen Cemetery

Evergreen Cemetery is located on the west side of South Oakland Road a quarter mile north of County Road C in the Town of Oakland.²⁷²

Free-Will Baptist Cemetery

Free-Will Baptist Church established a cemetery near its church on U.S. Highway 12 in the settlement of Oakland Center.²⁷³ For more information on Free-Will Baptist Church, refer to Chapter 13 Religion. Free-Will Baptist Cemetery is located on the east side of Oakland Road north of U.S. Highway 12 in the Town of Oakland.

Lake Ripley Cemetery

The Lake Ripley Cemetery was established in 1849 adjacent to a non-extant Presbyterian Church in the Town of Oakland.²⁷⁴ For more information on the Presbyterian Church, refer to Chapter 13 Religion. Lake Ripley Cemetery is located on the western shore of Lake Ripley at the end of Cemetery Lane.

North Oakland Cemetery

North Oakland Cemetery was established next to a non-extant Methodist Church in the Town of Oakland in the mid-nineteenth century. For more information on the Methodist Church, refer to Chapter 13 Religion. North Oakland Cemetery is located on the south side of Perry Road a half mile south of U.S. Highway 18.²⁷⁵

Rock River Cemetery

Rock River Cemetery, also known as Hake Cemetery, was established along the western shore of the Rock River south of the City of Jefferson in the mid-nineteenth century.²⁷⁶ Rock River Cemetery is located on the east side of S. Main Street a half mile south of Collins Road in the Town of Jefferson.

Seventh Day Adventist Cemetery

The Seventh Day Adventist Church of the Town of Oakland established a cemetery next to its church in 1864.²⁷⁷ For more information on the Oakland Seventh Day Adventist Church, refer to Chapter 13 Religion. The Seventh Day Adventist Cemetery is located on the south side of Advent Road a quarter mile west of County Road A in the Town of Oakland.

St. Lawrence Catholic Cemetery

St. Lawrence Catholic Church established a cemetery next to its church in 1846.²⁷⁸ For more information on St. Lawrence Catholic Church, refer to Chapter 13 Religion. St. Lawrence Catholic Cemetery is located on the south side of U.S. Highway 18 a quarter mile east of County Road Y

St. Peter Evangelical Lutheran Cemetery

St. Peter Evangelical Lutheran Church in the Town of Jefferson established a cemetery next to its church in the Town of Jefferson.²⁷⁹ For more information on St. Peter Evangelical Lutheran Church, refer to Chapter 13 Religion. St. Peter Evangelical Lutheran Cemetery is located on the south side of U.S. Highway 18 east of Helenville Road.

Union Cemetery - Town of Koshkonong

A cemetery, known as Union Cemetery, was established adjacent to a non-extant Baptist Church in the Town of Koshkonong.²⁸⁰ The Town of Koshkonong Union Cemetery is located on the east side of McIntyre Road a quarter mile north of Creamery Road.

Union Cemetery - Town of Oakland

The Town of Oakland Union Cemetery, also known as the Ward Cemetery, is located on the north side of Highway 12 a quarter mile west of County Road G.²⁸¹

Union Cemetery - Town of Sumner

The Town of Sumner Union Cemetery is at the northwest and southwest corners of the intersection of County Road J and Cemetery Road.²⁸²

Conservation

Jefferson Marsh State Wildlife Area

Approximately 3,000 acres of marshland spanning across the Towns of Jefferson and Hebron was designated as a State Wildlife Area in 2005 after restoration efforts by the Wisconsin Department of Natural Resources. The wetland serves as a preserve for a large number of bird species and as a recreational area amongst open water marshland and is the largest Tamarack swamp in Wisconsin, designated as the Tamarack Swamp State Natural Area. The large area is not crossed by roads or access lanes.²⁸³ No historic resources were found to be associated with the Jefferson Marsh State Wildlife Area.

Koshkonong State Wildlife Area

800 acres of deep water marshland at the mouth of the Rock River at Lake Koshkonong was designated a Wildlife Area project by the Wisconsin Department of Natural Resources. The area serves wildlife watching, canoeing, fishing, and hunting.²⁸⁴ No historic resources were found to be associated with the Koshkonong State Wildlife Area.

Red Cedar Lake State Natural Area

370 acres of marshland around Red Cedar Lake in the Town of Oakland was designated a State Natural Area in 1984 to protect native species and landscapes by the Wisconsin Department of Natural Resources.²⁸⁵ No historic resources were found to be associated with the Red Cedar Lake State Natural Area.

Rose Lake State Natural Area

Marshland around Rose Lake in the Town of Jefferson was designated a State Natural Area by the Wisconsin Department of Natural Resources in 2006 to protect native species, landscapes and archeological sites. Rose Lake appears on historic maps to have been largely drained during the last century until recent restoration efforts.²⁸⁶ No historic resources were found to be associated with the Rose Lake State Natural Area.

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4702 Christberg Road	Christberg Lutheran Church	1880	Surveyed
Oakland	N4310 Park Road	Ripley Park Shelter	1963	Surveyed
Oakland	W8524 U.S. Highway 12	Free-Will Baptist Church	1878	Surveyed

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Recreation & Entertainment

Resorts

Alpine Village Resort



*Alpine Village Resort Lodge
N4294 Alpine Village Lane*



*Alpine Village Resort Cottages #3, #4 & #5, 1953
N4294 Alpine Village Lane*

The Alpine Village Resort was developed on the western shore of Lake Ripley in 1953. A lodge building near the lakeshore, five cottages uphill from the lake, and two sheds were constructed that year, all in the Swiss Chalet style. The Alpine Village Resort Lodge; Alpine Village Resort Cottages #1, #2, #3, #4, and #5; and Sheds, all located at N4294 Alpine Village Lane, were included in the survey and are eligible for listing in the National Register of Historic Places as contributing resources to the proposed Alpine Village Resort Historic Complex. The lodge building is believed to have originally housed a restaurant or ice cream parlor; sometime after the 1980s, it was converted into a private residence. It is unknown at this time when Alpine Village Resort ceased operations as a commercial resort; as today each the five cottages are privately owned as condominiums.²⁸⁷

Koshkonong Place

An affluent hunting resort developed on the eastern shore of Lake Koshkonong in 1870 was purchased by Arthur Hoard in 1898. At that time, Hoard constructed a large non-extant hotel named Koshkonong Place, it was also popularly referred to as “Hoard’s Hotel.” Eventually the resort utilized large steamboats to bring vacationers to the lake down the Rock River from nearby Fort Atkinson. Construction of a 9-hole golf course on the resort grounds began in 1922 utilizing several effigy mounds which were located on the property as navigational hazards. The

course opened during the summer of 1924. Hoard operated the resort until his death in 1942. The resort reopened soon thereafter as Koshkonong Mounds Resort. The hotel was demolished in 1973, at which time the resort was redeveloped as Koshkonong Mounds Country Club.²⁸⁸

Maple Villa Hotel

Land along the eastern shore of Lake Ripley is believed to have been used for commercial recreational purposes since the late 1880s. By 1899, a non-extant cream city brick hotel with non-extant private cottages was being operated by a Mrs. Vaughn. The hotel and its cottages were being operated by Colsie Cowles by 1919, at which time it was known as the Cedar Lodge Hotel.²⁸⁹

Soon thereafter, the hotel and its cottages were demolished for redevelopment of its property as private residences and a new hotel named Maple Villa Hotel. Maple Villa Hotel, located at N4376 Friedel Avenue in the Town of Oakland, was included in the survey but is not eligible for listing in the National Register of Historic Places.²⁹⁰ The hotel, which has undergone various renovations and alterations during the past decades, continues to be operated today as a bed and breakfast under the name Lake Ripley Lodge.

Tourism Industry

With road improvements and increasing affordability of the automobile during the early twentieth century, recreational development for the tourism industry boomed around the lakes in southwestern Jefferson County, particularly Lake Ripley and Lake Koshkonong. During this time, numerous lakefront subdivisions were platted for the construction of cottages and vacation properties which would attract vacationers from across Wisconsin and northern Illinois.

Altpeter Additions

Edward A. Altpeter platted a subdivision with multiple additions on the northern shore Lake Koshkonong in the Town of Sumner by 1931.²⁹¹ None of the houses constructed in the Altpeter Additions were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity.

The Hunter's Paradise and North Shore Beach subdivisions were platted by Arthur Dollase on the north and east sides of the Altpeter Additions around the same time. No houses constructed in these subdivisions were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity.²⁹²

Blackhawk Place

The Blackhawk Place subdivision was platted by Henry Niedecker on Blackhawk Island along the Rock River just north of Lake Koshkonong in the Town of Sumner by 1919.²⁹³ None of the houses constructed on Blackhawk Island Road in Blackhawk Place were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity.

A later addition by Niedecker and the Ridgeway's Subdivision of Blackhawk were platted on either side of Blackhawk Place by 1931. No houses constructed in these subdivisions were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity²⁹⁴

Blackhawk Subdivision

The Blackhawk Subdivision was platted on the land of Mike Giblin on the northern shore of Red Cedar Lake in the Town of Oakland by 1931.²⁹⁵ However, development of the neighborhood never occurred, most likely due to the swampy nature of the property.

Carcajou Place

At the turn of the twentieth century, after founding the Carcajou Hunting Club in 1896, C.L. Valentine and H.L. Skavlem subdivided the former Charles J. Lee farm into individual lots to sell to club members who wanted private summer cottages adjacent to the hunting club. The subdivision was named Carcajou Place. The majority of these houses, located on White Crow Road in the Town of Sumner, have since been demolished or heavily altered, therefore they were not included in the survey. However, the C.L. Valentine House, constructed in 1897 and located at W8679 White Crow Road in the Town of Sumner, was included in the survey but is not eligible for listing in the National Register of Historic Places.²⁹⁶

The later subdivisions of White Crow Camp and Nowlan Park were platted on either side of Carcajou Place by 1931. No houses constructed in these subdivisions were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity²⁹⁷

Elm Terrace

G.E. and Clara Bilstad developed the Elm Terrace subdivision on the northeastern shore of Lake Ripley in the Town of Oakland during the 1930s.²⁹⁸ Robert Thompson constructed a Rustic Style cottage there in 1936. The Robert Thompson Cottage, located at W9226 Ripley Road, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Glenn Oaks Beach

The Glenn Oaks Beach subdivision and an addition to it were both platted by on the western shore of Lake Koshkonong in the Town of Sumner by 1931.²⁹⁹ None of the houses constructed on in either subdivision were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity.

Lake View

The Lake View subdivision was platted by Arthur Rawson Hord on the eastern shore of Lake Koshkonong in the Town of Koshkonong by 1919.³⁰⁰ None of the houses constructed on in Lake

View were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity.

Koshkonong Park

The Koshkonong Park subdivision was platted on the northwestern shore of Lake Koshkonong in the Town of Sumner during the early 1920s. Originally intended for smaller lots on multiple streets, the neighborhood developed with cottages constructed on large lots primarily on Joyce Road. William Loga constructed a vernacular style cottage there around 1920. The William Loga Cottage, located at N1591 Joyce Road, was included in the survey but is not eligible for listing in the National Register of Historic Places. By 1941, the subdivision was referred to as Koshkonong Manor.³⁰¹

Oakwood Park

The Oakwood Park subdivision was platted on the western shore of Lake Koshkonong in the Town of Sumner by 1931. Several houses were constructed in the neighborhood around that time, with the neighborhood filling in over the subsequent decades. Randy & Vivian Noble, Otto & Virginia Sarver, and Mark Reineck all constructed houses there in 1958.³⁰² Randy & Vivian Noble House, located at W9583 Lake Drive; the Otto & Virginia Sarver House, located at W9637 Lake Drive; and the Mark Reinecke House, located at W9687 Lake Drive, were all included in the survey but are not eligible for listing in the National Register of Historic Places.

Porter's Park

The Porter's Park subdivision was platted by John W. Porter on the southwestern shore of Lake Ripley in the Town of Oakland by 1919. Several houses were constructed in the neighborhood around that time, including that of C.W. Smith, with the neighborhood filling in over the subsequent decades.³⁰³ The C.W. Smith House, located at N4186 Sleepy Hollow Road, and a house constructed in 1962, located at N4190 Sleepy Hollow Road, were both included in the survey but are not eligible for listing in the National Register of Historic Places.

An addition to Porter's Park and the Silver Oaks subdivision were platted across the road from Porter's Park by 1931. A house constructed in the Porter Park Addition during the mid-twentieth century, located at W9408 Porter Road, was included in the survey but is not eligible for listing in the National Register of Historic Places. No houses constructed in Silver Oaks were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity.³⁰⁴

Ripley Bluff

The Ripley Bluff subdivision was platted from the estate of James Mathison on the north shore of Lake Ripley in the Town of Oakland by 1919. Several houses were constructed in the neighborhood around that time, with the neighborhood filling in over the subsequent decades.³⁰⁵ A house constructed in 1950, located at W9390 Ripley Road, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Ripley Golfside

The Ripley Golfside subdivision was developed on the western shore of Lake Ripley near the Lake Ripley Country Club in the Town of Oakland by the Hanson family during the early twentieth century. A house located at W9469 Golf Side Lane was constructed there around 1940 and was included in the survey but is not eligible for listing in the National Register of Historic Places.³⁰⁶

Shore Place

The Shore Place subdivision was platted by the Wahl family on the northern shore of Lake Ripley in the Town of Oakland by 1931. Several houses were constructed in the neighborhood around that time, with the neighborhood filling in over the subsequent decades. Ole Gunderson constructed a cottage there around 1935; several others were constructed around 1940.³⁰⁷ The Ole Gunderson Cottage, located at W9268 Oakland Pass, and the cottages located at W9278 Ripley Road, N4532 E. Shore Place Road, and N4540 E. Shore Place Road were all included in the survey but are not eligible for listing in the National Register of Historic Places.

Linda M. Hayden subdivided her property, which was completely bounded by Shore Place, for residential development around 1940.³⁰⁸ The twin cottages located at N4513 and N4517 Linda Street were included in the survey but are not eligible for listing in the National Register of Historic Places.

Sylvan Mounds

Wallace & Perry developed the Sylvan Mounds subdivision on the northeast shore of Lake Ripley in the Town of Oakland by 1931. Several houses were constructed in the neighborhood around that time, with the neighborhood filling in over the subsequent decades. A.K. Ruxton constructed a house there around 1940.³⁰⁹ The A.K. Ruxton House, located at W9081 Ripley Road, was included in the survey but is not eligible for listing in the National Register of Historic Places.

A notable concentration of Rustic style cottages were constructed in Sylvan Mounds around 1940. One such cottage was constructed by Olin C. Parker. The Olin C. Parker Cottage, located at W9087 Lakeview Drive, was included in the survey and is individually eligible for listing in the National Register of Historic Places. The Elmer C. Wurtz Cottage, located at N4333 Park Drive; the H.C. Thee Cottage, at W9048 Ripley Road, and a cottage at W9039 Ripley Road were also all included in the survey but are not eligible for listing in the National Register of Historic Places.³¹⁰



*Olin C. Parker Cottage, 1941
W9087 Lakeview Drive*

Later additions to Sylvan Mounds were platted to the east of the original subdivision by 1941. No houses constructed in these additions were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity³¹¹

Sylvan Mounds continued experiencing development through the early 1960s. The cottages located at W9034 Ripley Road, W9065 Ripley Road, W9097 Ripley Road, and W9103 Ripley Road were all included in the survey but are not eligible for listing in the National Register of Historic Places.

Vinne Ha Ha

The Vinne Ha Ha subdivision was platted on the eastern shore of Lake Koshkonong in the Town of Koshkonong during the 1920s.³¹² D. Tilton of Rochelle, Illinois, constructed a cottage there around 1928. The D. Tilton Cottage, located at N1097 Vinne Ha Ha Road, was included in the survey but is not eligible for listing in the National Register of Historic Places.

The Kamarth Addition was platted across the road from Vinne Ha Ha by 1931.³¹³ None of the houses constructed in that subdivision were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity.

Athletics

Koshkonong Mounds Country Club

Koshkonong Mounds Country Club was developed in 1973 on the grounds of Arthur Hoard's former Koshkonong Place Hotel which later became the Koshkonong Mounds Resort on the eastern shore of Lake Koshkonong near a cluster of Native American effigy mounds. The resort's existing 9-hole golf course, constructed in 1922, was designed utilizing several effigy mounds as navigational hazards. For the development of the country club, the former hotel was demolished for the construction of a new clubhouse that year. The Koshkonong Mounds Country Club, located at W7670 Koshkonong Mounds Road in the Town of Koshkonong, was included in the survey but is not eligible for listing in the National Register of Historic Places. Nine additional holes were added to the course in 1981. Since that time, the country club has constructed several condominium buildings on its grounds overlooking the lake. The Koshkonong Mounds Country Club Condominiums, located on Waubunsee Trail, were not included in the survey as they are not of age to be considered historic resources. The country club remains in operation to this day.³¹⁴

Lake Ripley Country Club

The Lake Ripley Country Club, an 18-hole private golf course and clubhouse, was established in 1915. The country club was organized by a group of five local businessmen including Colsie Cowles, owner of the Cedar Lodge Hotel on Lake Ripley. The land was initially leased, but the success of the golf course led to the construction of a new clubhouse and greens in the 1920s. The Lake Ripley Country Club, located at W9574 Highway 12 in the Town of Oakland, was not

included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The country club remains in operation to this day.³¹⁵

Hunting Clubs

Lake Koshkonong was once a wide marsh with the Rock River flowing through it. After the construction of a dam at Indianford in 1851 the wetland became a shallow lake attracting thousands of waterfowl, canvasback ducks in particular. It quickly became one of the most popular duck hunting locations in the country and successful hunting clubs appeared around the Lake's shoreline in the late nineteenth century. Market hunting, the killing of thousands of ducks, provided a living or entertainment for many in the area.³¹⁶

Blackhawk Hunting Club

The Blackhawk Hunting Club was organized during the 1870s. Focusing on duck and other water fowl hunting, the club purchased land on Blackhawk Island at the mouth of the upper Rock River at the northeast end of Lake Koshkonong. The club named itself after Chief Blackhawk who stayed at the site for a short time during the Blackhawk War. The club had many influential members including Governor George Peck. The club was joined on Blackhawk Island by several other sportsmen groups by the mid-twentieth century. Since that time, the clubhouse has been demolished and the land redeveloped as an RV campsite.³¹⁷

Carcajou Hunting Club

The Carcajou Hunting Club was founded in 1896 when C.L. Valentine and H.L. Skavlem purchased the former Charles J. Lee farm and remodeled the farmhouse into a clubhouse. The Charles J. Lee House, located at W8717 White Crow Road, was included in the survey and is individually eligible for listing in the National Register of Historic Places. Individual lots were divided and sold in the Carcajou Point Subdivision at the turn of the twentieth century to those who wanted private summer cottages adjacent to the hunting club. The majority of these houses, located on White Crow Road in the Town of Sumner, have since been demolished or heavily altered, therefore they were not included in the survey. However, the C.L. Valentine House, constructed in 1897 and located at W8679 White Crow Road in the Town of Sumner, was included in the survey but is not eligible for listing in the National Register of Historic Places. The Carcajou Hunting Club remained active until the mid-twentieth century.³¹⁸

Automobile Racing

Jefferson Speedway

The Jefferson Speedway opened west of the City of Jefferson in the Town of Oakland in 1952 with a quarter-mile dirt track for stock car racing. The racetrack has subsequently been altered and added on to with paving, concrete guardrails, towers, and a scoreboard.³¹⁹ Jefferson Speedway, located at W8135 U.S. Highway 18 in the town of Oakland, was not included in the

survey as its additions and alterations have too greatly diminished its original architectural integrity.

Performing Arts and Motion Pictures

Highway 18 Outdoor Theatre

The Highway 18 Outdoor Theatre opened immediately west of the City of Jefferson in the Town of Jefferson in 1953 with a 90 foot screen and room for 600 automobiles. The drive-in theater closed in 1997 but remodeled and reopened in 2000.³²⁰ The Highway 18 Outdoor Theatre, located at W6423 U.S. Highway 18 in the Town of Jefferson, was not included in the survey as its alterations have too greatly diminished its original integrity.

State and Local Recreation Areas

Glacial Drumlin State Trail

The Glacial Drumlin State Trail is a 52-mile recreation trail developed on the former Chicago and North Western Railroad's right-of-way that runs between the City of Waukesha in Waukesha County and the Village of Cottage Grove in Dane County. For more information on the Chicago and North Western Railroad, refer to Chapter 9 Transportation. In southwestern Jefferson County, the trail passes through the Town of Jefferson. The trail is open year-round to bicyclists, skaters, hikers, joggers, snowmobilers, and skiers.³²¹ No historic resources were found associated with the Glacial Drumlin State Trail.

Glacial River Trail

The Glacial River Trail is an 8.5-mile recreation trail developed on a portion of the former Chicago and North Western Railroad's right-of-way. For more information on the Chicago and North Western Railroad, refer to Chapter 9 Transportation.

At the time of the trail's development in the early 1980s, a replica covered bridge was constructed to cross the trail over a branch of Otter Creek immediately south of Haight Road. The Glacial River Trail Covered Bridge, located at N240 Old State Highway 26 in the Town of Koshkonong, was included in the survey but was not eligible for listing in the National Register of National Places. The trail runs from Fort Atkinson to the county line of Jefferson and Rock Counties. The paved and gravel trail is open all year to bicyclists, skaters, hikers, joggers, snowmobilers, and skiers.³²²

Camps

Willerup Bible Camp

In 1887, land on the western shore of Lake Ripley in the Town of Oakland was purchased, with a donation from John A. Johnson of Madison, by the Willerup Methodist Church of the neighboring Village of Cambridge to serve as a retreat site. It was deeded that year to the Cambridge Norwegian and Danish Camp Meeting Association; however, it was more commonly referred to as the Methodist Society. The Methodist church hosted tent meetings and revivals there for several years.³²³

Around the turn of the early twentieth century, a permanent building was constructed on the grounds. The Methodist Society Lodge, located at N4314 Alpine Village Lane in the Town of Oakland, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Willerup Bible Camp Historic Complex. Today the building serves as a dining hall.³²⁴

The association was renamed the Lake Ripley Epworth League Institute of Jefferson County in 1915.³²⁵

During the early twentieth century, several additional buildings were constructed on the grounds. A small cottage was constructed immediately south of the main lodge, followed by a second small cottage, now called Overman Lodge, south of the first. A larger cottage, now called Bailey Cottage, was constructed at the south end of the grounds. The Methodist Society Cottages, all located at N4314 Alpine Village Lane in the Town of Oakland, were all included in the survey and are all eligible for listing in the National Register of Historic Places as contributing resources to the proposed Willerup Bible Camp Historic Complex. Each of these buildings continues to be used for its original purpose to this day.³²⁶

By the 1930s, the camp was renamed the Willerup Park Bible Camp after the founder of the Methodist church in Cambridge, John Willerup.³²⁷

In 1934, the neighboring property of H. & Belle Olson, immediately north of the camp, was purchased by the Methodist Society, including an existing cottage and shed thereon.³²⁸ The H. & Belle Olson Cottage and Shed, located at N4330



*Methodist Society Lodge
N4314 Alpine Village Lane*



*Methodist Society Cottage
N4314 Alpine Village Lane*

Alpine Village Lane in the Town of Oakland, were both included in the survey and are eligible for listing in the National Register of Historic Places as contributing resources to the proposed Willerup Bible Camp Historic Complex. The cottage continues to be used as such to this day.³²⁹

An octagonal chapel was constructed atop the hillside near the center of the grounds during the early twentieth century. The Willerup Bible Camp Chapel, located at N4318 Alpine Village Lane in the Town of Oakland, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Willerup Bible Camp Historic Complex. The chapel was recently renamed in the honor of Edith Kenseth.³³⁰



*Willerup Bible Camp Chapel
N4314 Alpine Village Lane*

A bunk house, now referred to as the Boy's Dormitory, was constructed on the west side of the grounds sometime during the early twentieth century. Two additional small, bunkhouses were constructed on the camp's west property line sometime later. The Willerup Bible Camp Bunk Houses, located at N4314 Alpine Village Lane in the Town of Oakland, were all included in the survey and are all eligible for listing in the National Register of Historic Places as contributing resources to the proposed Willerup Bible Camp Historic Complex.³³¹

In 1943, the Willerup Bible Camp discontinued its association with the Norwegian-Danish Methodist Conference and has since been operated by a 16-member board of volunteers, eight from Cambridge Methodist Church and eight at-large members, under the name Lake Ripley Institute.³³²

During the mid-twentieth century, two additional buildings were constructed on the south edge of the camp grounds immediately east of the Bailey Cottage: a new dormitory named Epworth Hall in 1969 and a recreation hall. The Willerup Bible Camp Epworth and Recreation Halls, located at N4314 Alpine Village Lane in the Town of Oakland, were both included in the survey and are eligible for listing in the National Register of Historic Places as contributing resources to the proposed Willerup Bible Camp Historic Complex.³³³

In 1974, volunteers of the Lake Ripley Institute and Willerup Methodist Church constructed a pump house near the center of the camp grounds. The Willerup Bible Camp Pump House, located at N4314 Alpine Village Lane in the Town of Oakland, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Willerup Bible Camp Historic Complex.³³⁴

New porches, remodeling, and repairs were completed on the Edith Kenseth Chapel, Olsen Cottage, and Bailey Cottage in recent years.³³⁵ The camp continues to serve roughly four hundred people affiliated with various Christian churches, youth groups, and other organizations from the area annually. Today, the 3½-acre grounds with 360 feet of lakeshore also feature a sand beach, swimming platform and rafts, fishing pier, volleyball court, playground equipment, and outdoor picnic areas.³³⁶

Hoard & Curtis Scout Camp

By the early twentieth century the Hoard and Curtis families began using a small island near the south shore of Lake Ripley for private recreation. The inlet between the island and south shoreline was infilled by the 1940s to transform the island into the peninsula it is today. The families then donated the 4 acre property for use as an unaffiliated youth camp.³³⁷

The Hoard and Curtis Scout Camp was established in 1946. The property was utilized for primitive camping until a 20' by 40' lodge building and non-extant wood-deck tent platforms were constructed in 1953. The Hoard and Curtis Scout Camp Lodge, located at N4189 Island Lane, was included in the survey but is not eligible for listing in the National Register of Historic Places.³³⁸ Several non-extant outhouses were constructed and dispersed throughout the camp, the concrete slab floors of which remain to this day.



*Hoard & Curtis Scout Camp Lodge, 1953
N4189 Island Lane*

During the mid-twentieth century, a number of other structures providing additional amenities were also constructed at the camp. A wooden picnic shelter to provide a covered outdoor dining area constructed near the center of the camp. A second, metal picnic shelter was constructed near the shore of the lake. A wooden, covered washing station was constructed near the lodge. The Hoard & Curtis Scout Camp Picnic Shelters and Washing Shelter, located at N4189 Island Lane, were all included in the survey but are not eligible for listing in the National Register of Historic Places.³³⁹



*Hoard & Curtis Scout Camp Tent Platforms, c.1970
N4189 Island Lane*

During the 1970s, nine concrete deck tent platforms with wood frame roof structures were constructed to replace the wood-deck platforms. The Hoard and Curtis Scout Camp Tent Platforms, located at N4189 Island Lane, were all included in the survey but are not eligible for listing in the National Register of Historic Places. A toilet room addition was also constructed onto the lodge around that time.³⁴⁰

During the mid-1980s rip-rap was installed along the camp's 1,000 feet of shoreline to curtail erosion of the shoreline. These efforts were supplemented by the laying of igneous rocks along the shoreline around 2009.³⁴¹

To this day the camp draws visitors, mostly for weekend trips, from across southeastern Wisconsin and northern Illinois. While not affiliated with the Boy or Girl Scouts of America, and despite the camp's name, a majority of the visitors are scout groups.³⁴²

At the time of this report in 2013, the Hoard & Curtis Scout Camp is not eligible for listing in the National Register of Historic Places as an historic complex as the most recently constructed components are not of age to be considered historic resources. The camp's eligibility as a whole should be re-evaluated when they reach fifty years of age in the 2020s.³⁴³

Pilgrim Campground & RV Park

The Pilgrim Campground & RV Park was established during the late-twentieth century in the Town of Koshkonong and is comprised of 89 sites. The park also features a camp store, bathroom buildings, an outdoor pool, playgrounds, and playing fields.³⁴⁴ The resources associated with Pilgrim Campground & RV Park, located at W7271 Highway C in the Town of Koshkonong, were not included in the survey as they are not of age to be considered historic resources.

Jellystone RV Park & Campground

Jellystone RV Park & Campground was established during the late-twentieth century in the Town of Koshkonong. The large campground is comprised of hundreds of camp sites, several permanent cabins, a haunted house, and a number of other amenities including pools, an activity center, a lodge, and playing fields.³⁴⁵ The resources associated with Jellystone RV Park & Campground, located at N551 Wishing Well in the Town of Koshkonong, were not included in the survey as they are not of age to be considered historic resources.

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Koshkonong	W7670 Koshkonong Mounds Rd.	Koshkonong Mounds Country Club	1973	Surveyed
Koshkonong	N240 Old State Highway 26	Glacial River Trail Covered Bridge	c.1980	Surveyed
Koshkonong	N1097 Vinne Ha Ha Road	D. Tilton Cottage	c.1928	Surveyed
Oakland	N4294 Alpine Village Lane Unit #1	Alpine Village Resort #1	1953	Eligible
Oakland	N4294 Alpine Village Lane Unit #2	Alpine Village Resort #2	1953	Eligible
Oakland	N4294 Alpine Village Lane Unit #3	Alpine Village Resort #3	1953	Eligible
Oakland	N4294 Alpine Village Lane Unit #4	Alpine Village Resort #4	1953	Eligible
Oakland	N4294 Alpine Village Lane Unit #5	Alpine Village Resort #5	1953	Eligible
Oakland	N4294 Alpine Village Lane Unit #6	Alpine Village Resort Lodge	1953	Eligible
Oakland	N4314 Alpine Village Lane	Methodist Society Lodge	c.1900	Eligible
Oakland	N4314 Alpine Village Lane	Methodist Society Cottage	c.1910	Eligible
Oakland	N4314 Alpine Village Lane	Methodist Society Cottage	c.1920	Eligible
Oakland	N4314 Alpine Village Lane	Methodist Society Cottage	c.1920	Eligible
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Bunk House	c.1930	Eligible
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Bunk House	c.1930	Eligible
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Bunk House	c.1930	Eligible
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Recreation Hall	c.1960	Eligible

Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Epworth Hall	1969	Eligible
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Pump House	1974	Eligible
Oakland	N4318 Alpine Village Lane	Willerup Bible Camp Chapel	c.1930	Eligible
Oakland	N4330 Alpine Village Lane	H. & Belle Olsen Cottage	c.1900	Eligible
Oakland	N4330 Alpine Village Lane	H. & Belle Olsen Shed	c.1900	Eligible
Oakland	N4376 Friedel Avenue	Maple Village Hotel	c.1940	Surveyed
Oakland	W9469 Golf Side Lane	House	c.1940	Surveyed
Oakland	W9087 Lakeview Drive	Olin C. Parker Cottage	c.1941	Eligible
Oakland	N4513 Linda Street	Cottage	c.1940	Surveyed
Oakland	N4517 Linda Street	Cottage	c.1940	Surveyed
Oakland	W9268 Oakland Pass	Ole Gunderson Cottage	c.1935	Surveyed
Oakland	N4333 Park Drive	Elmer C. Wurtz Cottage	c.1941	Surveyed
Oakland	W9408 Porter Road	House	c.1950	Surveyed
Oakland	N4376 Ripley Road	Hoard & Curtis Scout Camp	1946	Surveyed
Oakland	W9034 Ripley Road	House	1963	Surveyed
Oakland	W9039 Ripley Road	Cottage	c.1940	Surveyed
Oakland	W9048 Ripley Road	H.C. Thee Cottage	c.1941	Surveyed
Oakland	W9065 Ripley Road	House	1960	Surveyed
Oakland	W9081 Ripley Road	A.K. Ruxton House	c.1940	Surveyed
Oakland	W9097 Ripley Road	House	1961	Surveyed
Oakland	W9103 Ripley Road	House	1961	Surveyed
Oakland	W9226 Ripley Road	Robert Thompson Cottage	1936	Surveyed
Oakland	W9278 Ripley Road	Cottage	c.1940	Surveyed
Oakland	W9390 Ripley Road	House	1950	Surveyed
Oakland	N4532 E. Shore Place Road	Cottage	c.1940	Surveyed
Oakland	N4540 E. Shore Place Road	Cottage	c.1940	Surveyed
Oakland	N4186 Sleepy Hollow Road	C.W. Smith House	c.1900	Surveyed
Oakland	N4190 Sleepy Hollow Road	House	1962	Surveyed
Sumner	N1591 Joyce Road	William Loga Cottage	c.1920	Surveyed
Sumner	W9583 Lake Drive	Randy & Vivian Noble House	1958	Surveyed
Sumner	W9637 Lake Drive	Otto & Virginia Sarver House	1958	Surveyed
Sumner	W9687 Lake Drive	Mark Reinecke House	1958	Surveyed
Sumner	W8679 White Crow Road	C.L. Valentine House	1897	Surveyed

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Notable People

Introduction

The list of “notable people” includes people who have helped to shape the Towns of Jefferson, Koshkonong, Oakland, and Sumner. These people range from early settlers, farmers, industrialists, politicians, entrepreneurs, and professionals. Historic resources associated with these persons are listed after their short biographies. More research may unearth additional people of significance or additional resources. If there were no known extant historic resources associated with an individual, those persons may not be mentioned in this report as the primary objective of an intensive survey is to identify extant structures with both architectural integrity and historical significance that are potentially eligible for listing in the National Register of Historic Places.

Lucius Barber

Lucius Barber, born in Simsbury, Connecticut, graduated from Amherst College in 1826 and later obtained a medical degree from the University of Pennsylvania Medical College. In 1835, he moved to Milwaukee with political ambitions. He soon became a representative and speaker in the Wisconsin territorial lower house. In 1839, he relocated to the Town of Jefferson where he had previously purchased land speculatively. He went on to represent Jefferson County’s territorial district, encompassing present-day Dane, Dodge, Green, Jefferson, and Rock Counties, until 1844. While an official member of the Whig Party, his voting habits tended to be non-partisan. He died in 1889.³⁴⁶ No historic resources were found to be associated with Lucius Barber.

Thomas Bussey

Thomas Bussey was born in Yorkshire, England, in 1813. A farmer and miller by trade, he immigrated to the United States in 1844 and settled in the Town of Albion in Dane County. Bussey moved to the Town of Sumner in 1850, purchasing a 427-acre farm. In 1856 he built a dam on the Koshkonong Creek near present-day State Highway 106 and began constructing a large, non-extant limestone grist mill. As the mill attracted people from miles around during the wheat boom of the 1850s and 1860s, Bussey platted a village near the mill on the southwest corner of his land which he named Busseyville. While some development did occur, including a second subdivision added by Bussey to the village’s original plat by 1887, the village never incorporated. Thomas Bussey died in 1900.³⁴⁷ No historic resources were found to be associated with Thomas Bussey.

Arthur Davidson

Arthur Davidson, born in Milwaukee in 1881, moved with his family to the Town of Oakland as a child. By the age of 21, he and his friend, William Harley, worked on small combustion engines in a wooden shed on Lake Ripley, the location and current condition of which are unknown at this time. After working in Ole Evinrude's shop, the two, along with Davidson's brothers, William and Walter, founded Harley-Davidson Motorcycles Corporation in Milwaukee in 1903 with \$500 borrowed from Davidson's uncle.³⁴⁸

His mantra, "Take the Work out of Bicycling," would become the company's main advertising scheme in the early twentieth century, Arthur Davidson grew to be respected for managing his business with good employee management relations and an insistence on producing high quality motorcycles in the company's Milwaukee plant. Davidson also had the idea of diverting manufacturing to the war effort during World War I and World War II to aid the United States war effort, but also to introduce their products to soldiers who would purchase them after returning home.³⁴⁹

During the early twentieth century, Davidson constructed a vacation home on the western shore of Lake Ripley. The Arthur Davidson Cottage, located at N4310 Alpine Village Lane in the Town of Oakland, was not included in the survey as its additions and alterations have too greatly diminished its architectural integrity.

Arthur Davidson, his wife, and two family friends, died in a car accident on Highway 59 near Waukesha in 1950, after which time his three children continued to manage the Harley-Davidson Company. Davidson was one of the first inductees into the Motorcycle Hall of Fame.³⁵⁰

William Eustis

William Eustis, born in New York, settled in Sangamon County, Illinois. After the death of his wife in 1846, he relocated to the Town of Oakland where he constructed an octagonal house two years later. The William Eustis House, located at W7758 Perry Road in the Town of Oakland, was included in the survey and is individually eligible for listing in the National Register of Historic Places. In 1852, he was elected to the state legislature and served two terms. Later, he served as the Town of Oakland assessor and supervisor. He died in 1884.³⁵¹



*William Eustis House, 1848
W7758 Perry Road*

Ole Evinrude

Ole Evinrude was born in Hunndalen, Norway, in 1877. His father immigrated to the United States, settling on a farmstead in the Town of Oakland in 1881, with the rest of the family arriving the following year. Evinrude constructed a sailing boat at the age of fourteen. His father destroyed the craft to discourage him. However the young man simply built another and

sailed it on Lake Ripley. By the age of sixteen, Evinrude worked in a machinist shop in Madison and studied engineering. He worked as a machinist in Milwaukee, Chicago, and Pittsburgh before founding the custom engine firm of Clemick & Evinrude in Milwaukee, taking on assistants such as Arthur Davidson and William Harley.³⁵²

In 1907, Evinrude invented the first reliable gasoline-powered outboard motor. He is said to have been inspired while rowing a boat on Lake Ripley with his wife Bess on a hot summer day. Two years later, he left his partnership with Clemick to start an engine company solely in his own name. He continued to start and sell a number of companies in Milwaukee during the early twentieth century, the last being the Evinrude Outboard Motor Company which continues to operate to this day. Evinrude died in 1934. Sometime during the late twentieth century, a plaque was erected in Ripley Park commemorating Evinrude's invention of the outboard motor and his development of it on Lake Ripley.³⁵³ No historic resources were found to be associated with Ole Evinrude in the survey.

Adam Grimm

Adam Grimm was born in Bavaria, Germany, around 1825. He was studying law in Wundsiedel, Germany, by 1848. Disappointed by the outcome of the German revolution that year, Grimm immigrated to the United States. He met his wife, Margaretha, on board the ship from Germany and married her soon after docking in New York in 1849. The Grimm's settled on a non-extant farm in the Town of Hebron, now part of the Town of Jefferson, one mile east of the City of Jefferson. He soon collected a small apiary of wild black honeybees. However, this species of bee would rarely produce surplus honey. Through correspondence with German beekeeper, Baron August von Berlepsch, Grimm learned of an Italian species of honeybee which was phenomenally industrious for which he traveled to Italy in 1867 to investigate. He returned the following spring with hundreds of queen bees, the first to be brought to the United States, with which his entire colony was cross-bred. Grimm soon began breeding queen bees, which he sold for a premium. With new advances in beekeeping technologies, including the movable comb hive and centrifugal extractors, Grimm's growing number of colonies began producing quantities of honey in the tons. Grimm is considered to be the first successful commercial American beekeeper.³⁵⁴

In addition to beekeeping, Grimm established a general store in the City of Jefferson where he also co-founded the Farmers & Merchants Bank of Jefferson with Yale Henry in late 1873 with capital stock of \$50,000. Around 1875, Grimm purchased the National Bank of Jefferson, the only other bank in the City of Jefferson at that time.³⁵⁵

By the time of Grimm's death in 1876, he had more than one million honeybees in some 2,000 colonies which were sold by Grimm's son, George, and shipped across the United States and Canada. By 1927, all semi-domesticated honeybees in the country were cross-bred with Grimm's imported Italian species. Buried in Christberg Cemetery, Grimm's headstone monument consists of an obelisk atop a base that features honeybees and a large beehive carved in relief.³⁵⁶ The Adam Grimm Monument was not included in the survey as it does not meet National Park Service criteria for architectural significance. No other historic resources were found to be associated with Adam Grimm.

George Grimm

George Grimm, the son of Adam Grimm, was born in the Town of Hebron, now part of the Town of Jefferson, in 1859. In his youth, he was actively involved with the operation of his father's commercial beekeeping business. He was admitted to the Wisconsin Bar as a practicing lawyer at the age of 21. During the late 1890s, George Grimm was elected and served one term in the Wisconsin state legislature, after which he became a Jefferson County judge in 1900. At this time, he resigned from his position as president of Farmers & Merchants Bank of Jefferson, founded by his father, which he had held for several years. Around 1906, he was judge of the 12th Circuit Court serving Jefferson, Green, and Rock Counties. Around 1910, Grimm began the practice, unique for the time, of arbitration without a trial, saving the public and litigants much expense.³⁵⁷

During his tenure as judge, Grimm revived an interest in beekeeping and, for a period of time, obtained and maintained several colonies of bees with financial success on land located near his home in the City of Jefferson. He later sold this land to be developed as the Meadow Brook Golf Club. By the 1920s, he began farming ginseng on a remaining piece of the property, surrounded by the golf course.³⁵⁸

George Grimm retired as head of the 12th Circuit Court in 1936 and passed away in 1942.³⁵⁹ No historic resources were found to be associated with George Grimm.

William Dempster Hoard

William Dempster Hoard was born in Stockbridge, New York, in 1836. During the 1850s, he settled on the outskirts of the City of Fort Atkinson. He briefly served as a musician for the Union Army during the Civil War. Upon returning to Jefferson County, he began farming hops but soon shifted to dairy farming.³⁶⁰

In 1870, Hoard began publishing the *Jefferson County Union*, serving as its sole editor until 1884 and co-editor for the rest of his life.

He was a pioneer in promoting scientific dairy farming practices and development of the single purpose dairy cow. Hoard was instrumental in organizing county dairyman's associations and helped establish the Wisconsin Dairyman's Association in 1872. He was prominently involved with the establishment of farmer's institutes by 1884 and the State of Wisconsin's first dairy board.³⁶¹

In 1885, he began writing and publishing a weekly journal named *Hoard's Dairyman* which quickly became popular across the United States, making William Hoard a leading promoter and advocate of the dairy industry at the national level. In the publication and on his farm, he pioneered leading dairying practices. These include, but are not limited to, the concept of registering dairy herds, detailed farm record keeping, the use of alfalfa and the silo for cattle feeding, acceptance of and improvements to the silo and use of silage as a means of preserving the hay crop from weather damage, tuberculin testing of dairy cows and eradication of milk-borne tuberculosis from dairy herds to protect the consuming public, and loose or pen housing for dairy cattle.³⁶²

Hoard joined the Republican Party and quickly became involved with state politics. He was elected Governor of Wisconsin in 1889. As governor, he was an early advocate for consumer protection. He also supported and signed into law the Bennett Act, requiring compulsory school attendance across Wisconsin. Controversial as it also required that subjects be taught in English, the Bennett Act angered many of the state's German immigrants. Governor Hoard was defeated by Wilbur Peck, the Democratic mayor of Milwaukee, in his bid for a second term. After alienating much of the Republican Party, he joined Robert La Follette in creating a progressive faction within the party during the early twentieth century.³⁶³

In 1899, Hoard purchased an existing farm in the Town of Koshkonong, at which time he enlarged his operations, implemented his prior advancements, and continued dairy pioneering and publishing the journal. Hoard's Dairyman Farm, located at N2856 County Road K in the Town of Koshkonong, and is listed in the National Register of Historic Places. *Hoard's Dairyman* eventually grew to be considered one of the foremost agricultural journals in the world, a reputation which it retained throughout the twentieth century.³⁶⁴

After William Hoard's death in 1918, his sons Halbert, Arthur, and Frank continued operation of the family farm as the W.D. Hoard & Sons Company and publication of *Hoard's Dairyman* and the *Jefferson County Union*. The State of Wisconsin commemorates the legacy of William Hoard with a state holiday on the 10th of October.³⁶⁵

Halbert Louis Hoard

Halbert Louis Hoard, the eldest son of William Hoard, was born in Munnsville, New York in 1861. He moved with his family to Jefferson County as a child in 1865. He learned the newspaper and publishing business as a young man, working on the *Jefferson County Union*, which was owned by his father. He soon became the publishing plant operator in Fort Atkinson and eventually the co-editor of the newspaper in 1884. Known for his personal and political crusades and strident editorials, Halbert Hoard supported his father's political career around the turn of the century. He was also the president of the Wisconsin Press Association. Halbert Hoard died in 1933.³⁶⁶ No historic resources were found to be associated with Halbert Hoard in this survey.

Arthur Ralph Hoard

Arthur Ralph Hoard, the second son of William Hoard, was born in Stockbridge, New York in 1863. He moved with his family to Jefferson County as a child in 1865. He actively assisted his father in publishing *Hoard's Dairyman* and worked as a promoter of Hoard's creameries and other businesses.³⁶⁷

Aside from family businesses, Arthur Hoard was involved with a soap manufacturing company and banking in the City of Fort Atkinson. Arthur Hoard also purchased a hunting resort on the eastern shore of Lake Koshkonong in 1898. Hoard constructed a large non-extant hotel; named Koshkonong Place, which was popularly referred to as "Hoard's Hotel." Eventually the resort utilized large steamboats to bring vacationers to the lake down the Rock River from nearby Fort Atkinson. Construction of a 9-hole golf course on the resort grounds began in 1922 utilizing several effigy mounds which were located on the property as navigational hazards. Hoard

operated the resort until his death in 1942. The resort was sold and redeveloped as Koshkonong Mounds Resort.³⁶⁸ No historic resources were found to be associated with Arthur Ralph Hoard.

Frank Ward Hoard

Frank Ward Hoard, the youngest son of William Hoard, was born in Columbus, Wisconsin in 1866. He moved with his family to Jefferson County as a child that the same year. He attended the University of Wisconsin law school before joining his father's publishing business. He became the dedicated business manager of *Hoard's Dairyman* in 1890. He eventually served as the president and general manager of the W.D. Hoard & Sons Company, through which he invested in real estate across Jefferson County, including a number of speculative lakeside subdivisions. Frank Hoard died in 1939.³⁶⁹ No historic resources were found to be associated with Frank Hoard.

John Holmes

John Holmes was born in Connecticut in 1809. He was ordained a Universalist minister in 1833. After studying law and joining the Democratic Party, he travelled west and preached in Michigan, Illinois, and Ohio before settling in Wisconsin. In 1846, he moved to the Town of Jefferson to start a law practice. Two years later, he was elected as the first Lieutenant Governor of the newly established State of Wisconsin under Governor Nelson Dewey. After one term, he was elected to the state assembly. He served in the assembly until the Civil War, when he joined the Union army as an infantry quartermaster. During the war he was captured and held prisoner. He died shortly after being released in an exchange of prisoners in 1863.³⁷⁰ No historic resources were found to be associated with John Holmes in this survey.

Gideon Ives

Gideon Ives was born in Massachusetts in 1819. He moved to Jefferson County in 1843, settling in the Town of Oakland. He constructed a farm by the following year. The Gideon Ives Farmstead, located at W9132 County Road C, was included in the survey and is eligible for listing the National Register of Historic Places. An image of his farm was reproduced as a lithograph for the cover of the 1878 Wisconsin State Atlas and became so popular that people would travel to see the picturesque Ives Dairy Farm. A prominent figure in the Town of Oakland, Ives was a leader and supporter of the Free-Will Baptist Church in Oakland Center, not far from the Ives farm. Gideon Ives died in 1879.³⁷¹



*Lithograph of the Gideon Ives Farmstead
W9132 County Road C
(from the 1878 Atlas of Wisconsin)*

Milo Cornelius Jones

Milo Cornelius Jones was born in the Town of Koshkonong on his parent's farm in 1849. The Jones Dairy Farm, located at 438 Jones Avenue, is listed in the National Register of Historic Places and has since been annexed into the City of Fort Atkinson. He attended Beloit Academy followed by one year at the University of Michigan, but had to return home due to an extreme condition of arthritis that had afflicted him since an early age. Jones would often make sausages because it was the only task on the farm that he could easily complete due to his condition. In 1889, he began to sell them to a local market. His sausages became incredibly popular, leading to an extensive mail order business. By 1907, the business had grown, expanding production to include other dairy and meat products in addition to the sausages. The Jones family business became notable for their emphasis on quality control and bacteriological laboratories. Milo Jones died in 1919. The Jones Dairy Farm is still in operation with over 300 acres of farmland and a manufacturing plant in the City of Fort Atkinson.³⁷²

Rose Marie Kennedy

Rose Marie Kennedy, often called 'Rosemary,' was born in Brookline, Massachusetts, in 1918 to Joseph and Rosemary Kennedy of the prominent Kennedy family of American politics. As a child it became apparent that she had difficulty learning, though she outwardly appeared entirely normal. Because of her intellectual disabilities, her father had her lobotomized at the age of 23 in 1941. The procedure left her in a near vegetative state, and she recovered slowly and incompletely. Rosemary was moved to St. Coletta School for Exceptional Children in the Town of Jefferson in 1949.³⁷³ For more information on the St. Coletta School for Exceptional Children, refer to Chapter 12 Social & Political Movements.



*Rose Marie Kennedy House, 1958
N4635 County Road Y*

Her condition was kept a secret outside of the family, though many people in the surrounding area knew of the 'Kennedy girl' at St. Coletta. In 1958, a private house was built for Rose Marie adjacent to the school's Alverno Dormitories. The Rose Marie Kennedy House, located at N4635 County Road Y in the Town of Jefferson, was included in the survey and is eligible for listing in the National Register of Historic Places both individually under Criterion B for its association with Rose Marie Kennedy and her significance in the area of social history and as a contributing resource to the proposed St. Coletta School Alverno Dormitory Historic Complex under Criterion C for architecture. In 1961, her presence at St. Coletta became public after the election of her brother, John F. Kennedy, as President of the United States. She lived in her house at St. Coletta until her death in 2005.³⁷⁴

Rose Marie Kennedy's life story had a profound indirect influence on the field of mental retardation and the social perception of mental disabilities in modern America. This influence

can be seen in growing public awareness and empathy after her existence at St. Coletta became public, the Kennedy family's financial contributions to St. Coletta and other institutions, John F. Kennedy's presidential commission on the subject, Eunice Shriver's development of the Special Olympics, Robert Kennedy's exposure of poor institutional treatment, and Ted Kennedy's sponsorship of the Americans with Disabilities Act.³⁷⁵

Thure Kumlien

Thure Kumlien was born in Hertorp, Sweden, in 1819. After attending Uppsala University, Kumlien immigrated to the United States in 1843, settling in the Town of Sumner. He purchased woodland instead of farmland as he was a naturalist that supported himself by collecting specimens, in particular birds and bird eggs, to sell to natural history museums and private collectors. Kumlien became a professor of Botany and Zoology at Albion Academy in the neighboring Town of Albion in Dane County from 1867 to 1870, and the University of Wisconsin in 1870. He eventually constructed a frame house on his property. The Thure Kumlien House, located at W9573 Kumlein Road, was not included in the survey as its additions and alterations make it ineligible for the National Register of Historic Places. He served as the taxidermist and conservator of the Wisconsin Natural History Society from 1883 until his death in 1888.³⁷⁶

As a pioneer naturalist and ornithologist, a number of plant and animal species have been named after Kumlien, including *Aster Kumlieni* Benke, a purple aster that grows in the region; *Larus Glaucoides Kumlieni*, the Kumlien Icelandic Gull; and *Cottus Bairdi Kumlieni*, more commonly called the Northern Mottled Sculpin.³⁷⁷ No historic resources were found to be associated with Thure Kumlien.

Edward Edson Lee

Edward Edson Lee was born in Meriden, Illinois, in 1884. As a child, he moved with his family to the Town of Koshkonong. He was forced to drop out of school to work in Fort Atkinson to help support his mother. During the 1910s, he began to write serialized stories for the *American Boy* magazine under the pen name Leo Edwards, most of them fictionalized accounts based on real events, people, and places from his own childhood in Jefferson County.

Lee published his first book, *Andy Blake in Advertising*, in 1922. He would go on to write five nationally popular children's series centered on the following characters: Andy Blake, Jerry Todd, Poppy Ott, Trigger Berg, and Tuffy Bean through the 1920s and 1930s. All five series are interrelated; the supporting characters are named after real childhood friends and relatives of Edward Lee. Largely forgotten after his death in 1944, Lee's books are now valued and collected as nostalgic stories of small town, turn-of-the-century America.³⁷⁸ No historic resources were found to be associated with Edward Edson Lee.

Father George Meyer

Father George Meyer was born in Port Washington, Wisconsin, in 1875 and educated and ordained a Catholic Priest in Milwaukee. In 1901, Meyer was assigned to St. Lawrence Catholic

Church in the Town of Jefferson. For more information on St. Lawrence Catholic Church, refer to Chapter 13 Religion. 1904, he was approached by four local families about the care of their mentally disabled children. With the Sisters of St. Francis Assisi, Father Meyer helped establish the St. Coletta Institute for Backward Youth, which was recently annexed into the City of Jefferson. For more information on St. Coletta Institute for Backward Youth, refer to Chapter 12 Social & Political Movements.³⁷⁹

Father Meyer continued to work along similar lines in education and care facilities through the Catholic Church when he returned to Milwaukee in the 1910s. After organizing Catholic schools in the 1920s, Meyer became the director and chaplain for the Franciscan Sisters Motherhouse and St. Mary's Academy in Milwaukee. He died in 1961.³⁸⁰

Keith Neubert

Keith Neubert was born in the Town of Koshkonong in 1967. He attended the University of Nebraska where he played football from 1984 to 1988. He was drafted by the New York Jets to play professionally in 1988. In 1991, he was traded to the Philadelphia Eagles where he continued to play until his retirement from football in 1993. Neubert then pursued an acting career and appeared on a number of popular television shows, including *The Drew Carey Show*, *Becker*, and *Baywatch*. He also gained roles in feature length films including *That Thing You Do*. He is currently the television host of the History Channel's reality competition series, *Picked Off*. No historic resources were found to be associated with Keith Neubert.

Lorine Niedecker

Lorine Niedecker was born in 1903 on Blackhawk Island. Her father operated a small resort along the Rock River during the early twentieth century, and despite her parent's unhappy marriage, Lorine developed an attachment to Blackhawk Island, where she lived most of her life. It served as the inspiration and subject of much of her work.

After briefly attending Beloit College in 1922, Niedecker returned to Blackhawk Island and worked a number of jobs including proofreading for *Hoard's Dairyman*, writing scripts for a radio station in Madison, and working as a librarian. She soon began to write poetry, which she had published six times during her life. In 1946, after her eyesight became increasingly poor, she moved into a non-extant small log cottage on Blackhawk Island Road in the Town of Sumner. She supplemented her income during this time by cleaning at Fort Atkinson Memorial Hospital.³⁸¹

In 1963, Lorine married Al Millen. The following year, the couple constructed a large cottage on the same property that she had inherited from her family. The Lorine Niedecker & Al Millen House, located at W7309 Blackhawk Island in the Town of Sumner, was included in the survey and is eligible for listing in the National Register of Historic Places.

Niedecker's fame has largely come after her death in 1970. Her poetry falls under the auspice of modernist American folk poetry. Writing poetry in both short, haiku-like and long forms, her work is marked by its nuance, sometimes ironic tone, condensed and tightly crafted work. Niedecker's poetry is often considered to be associated with objectivist approaches to the art

form: focusing on the object rather than the feelings of the poet and conveying meaning along a distinctly musical line.³⁸²

Jessica North MacDonald

Jessica North, the older sister of author Sterling North, was born in Madison in 1891. As a young child, she moved with her family to the Town of Sumner. The North Farm, located at N1572 Bingham Road in the Town of Sumner, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. She attended Lawrence University in Appleton, Wisconsin. After graduating from her bachelor's studies, she attended graduate school at the University of Chicago, where she was the president of the university's poetry club and editor of the *Adelphian* and the *History of Alpha Delta Pi*. She married Reed Inness MacDonald in 1921, residing in nearby Edgerton in Dane County.³⁸³

North MacDonald published a volume of poetry entitled *The Long Leash* in 1928. Other collections of her poetry include *Miss Missouri*, *The Prayer Rug*, and *The Pocket*. Her first novel, *Arden Acres*, was published in 1935. A family drama and social commentary, the story is set during the Great Depression in the fictional town of Arden Acres, Illinois. She was recognized with the Friends of American Writers first novel award for *Arden Acres*. During the 1930s and 1940s, she was an editor of *Poetry* magazine, one of the leading English-language poetry magazines of its time. She published an illustrated children's book, *The Giant's Shoe*, in 1967. Jessica North MacDonald died in Downers Grove, Illinois, in 1988.

Thomas Sterling North

Thomas Sterling North, brother of author Jessica Nelson North, was born in 1906 on his family's in the Town of Sumner. The North Farm, located at N1572 Bingham Road in the Town of Sumner, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. In 1918, he moved with his family to a house on W. Rollin Street in the nearby Village of Edgerton in Dane County and survived a near-paralyzing case of polio in his teens.³⁸⁴

North attended the University of Chicago; however, he left without graduating 1929 to pursue a career as a reporter for the *Chicago Daily News*. That same year, he published one of his first novels, *The Pedro Gorino*, under his pen name, Sterling North. In 1934, he published *Plowing on Sunday*. North eventually moved to New York City and worked for the *New York World-Telegram* and later the *New York Sun*. Returning to Chicago by 1940, he returned to the *Daily News* as literary editor.³⁸⁵

North returned to Jefferson County during the 1940s to write novels, most of which were semi-autobiographical and set in North's Wisconsin childhood during the 1910s. Several of his books, including *Brailsford Junction*, were set in a fictional town of the same name based on the Village of Edgerton. North's *Midnight and Jeremiah* was made into the popular Disney motion picture *So Dear to My Heart* in 1949. North's works include *Raccoons are the Brightest People* and *Hurry Sprung*.³⁸⁶

In 1957, North became the general editor of Houghton Mifflin Publishing Company's North Star Books, the publisher of biographies of American heroes for children. During this time, North wrote *Abe Lincoln: Log Cabin to White House* and *The Wolfling: A Documentary Novel of the Eighteen-Seventies*.³⁸⁷

North's *Rascal*, an autobiographical novel about a year in his childhood when he raised a baby raccoon which he named Rascal, was published in 1963 and became his most famous work. Subtitled "a memoir of a better era," the novel has been called a prose poem to adolescent angst as the story chronicles North's childhood relationship with his father, the death of his mother, and his reconnection to society through the intervention of his pet raccoon. For *Rascal*, he was awarded a Newberry Honor in 1964, a Sequoyah Book Award in 1966, and a Young Reader's Choice Award in 1966. Disney made the book into motion picture in 1969.³⁸⁸ Thomas Sterling North died in 1974. During the 1990s, the Sterling North Society restored his childhood home in Edgerton and opened it as a museum.³⁸⁹

Henry William Ruel

Henry Ruel was born in 1867 to German settlers on a farm in the present-day Town of Jefferson. In the late nineteenth century, he left his family farm and married his wife, Millie. A house was constructed for the couple in the settlement of Helenville. The Henry W. & Millie Ruel House, located at N4714 N. Helenville Road in the Town of Jefferson, was included in the survey but is not eligible for listing in the National Register of Historic Places.³⁹⁰

In 1899, Henry Ruel established a Farm Implements and Goods store in Helenville and soon expanded his business into automobile sales in the early twentieth century as he co-founded the Jefferson Automobile Company and Fords, Buicks, and Overland cars. In 1909 he became the postmaster for Helenville, and in 1914, he became president of the newly established German-American Bank of Helenville.³⁹¹ He died in 1936.

Halvor Lars Skavlem

Halvor Lars Skavlem was born in Newark, Wisconsin, in 1846 to Norwegian immigrants. After a successful career as a real estate speculator and farmer in Iowa and Wisconsin, Skavlem retired in 1896. At that time he purchased land in partnership with C.L. Valentine at Carcajou Point on Lake Koshkonong in the Town of Sumner, which contained the site of an ancient Winnebago village. The Carcajou Point archeological site is listed in the National Register of Historic Places. That same year, Skavlem and Valentine co-founded the Carcajou Hunting Club, remodeling the former Lee Farmhouse on the property to serve as a clubhouse. The Charles J. Lee House, located at W8717 White Crow Road, was included in the survey and is individually eligible for listing in the National Register of Historic Places. Skavlem and Valentine subdivided a portion of the property to sell as individual lots to members of the hunting club for private cabins.³⁹²

Skavlem devoted the rest of his long life to the study of local Indian culture. Today, his work is considered seminal in the study of Indian burial mounds and the native Woodland and Mississippian cultures. Due to his friendship with naturalist and ornithologist, Thure Kumlien,

Skavlem had a large collection of local bird species and was a self-taught naturalist. He wrote a monograph on the feeding habits of canvasback ducks. Halvor Skavlem died in 1939.³⁹³

Billy Sullivan

Billy Sullivan was born in the Town of Oakland in 1875 to Irish immigrant farmers. He played baseball at Fort Atkinson High School and then continued to play in the minor leagues from 1896 to 1899. In 1901, he joined the Chicago White Sox. He was considered one of the best catchers of his era, despite his relatively weak hitting ability.

The “Deadball Era” required a catcher to be considerably active in the game and Sullivan excelled at reading the game and physical play. He won the World Series with the White Sox against their cross-town rivals, the Chicago Cubs, in 1906. He played in 1,147 games over his sixteen season major-league career, which ended in 1916. He is also credited with the invention of the padded chest protector for catchers and held a patent for its design. He retired to Newberg, Oregon, where he died in 1965. No historic resources were found to be associated with Billy Sullivan in this survey.

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Jefferson	N4635 County Road Y	Rose Marie Kennedy House	1958	Eligible
Jefferson	N4637 County Road Y	St. Coletta School Alverno Dormitory	1937	Eligible
Jefferson	N4714 N. Helenville Road	Henry William & Millie Ruel House	c.1887	Surveyed
Koshkonong	N2856 County Road K	Hoard’s Dairyman Farm	1845	Listed
Sumner	W7309 Blackhawk Island Rd.	Lorine Niedecker & Al Millen House	1946	Eligible
Sumner	W8717 White Crow Road	Charles J. Lee House	c.1860	Eligible
Sumner	(withheld)	Carcajou Point Site		Listed
Oakland	W9132 County Road C	Gideon Ives Farmstead House	1844	Eligible
Oakland	W9132 County Road C	Gideon Ives Farmstead Garage	> 1938	Eligible
Oakland	W9132 County Road C	Gideon Ives Farmstead Privy	< 1938	Eligible
Oakland	W9132 County Road C	Gideon Ives Farmstead Barn	< 1938	Eligible
Oakland	W9132 County Road C	Gideon Ives Farmstead Tobacco Barn	< 1938	Eligible
Oakland	W9132 County Road C	Gideon Ives Farmstead Animal Barn	> 1938	Eligible
Oakland	W9132 County Road C	Gideon Ives Farmstead Granary	< 1938	Eligible
Oakland	W9132 County Road C	Gideon Ives Farmstead Shed	> 1938	Eligible
Oakland	W9132 County Road C	Gideon Ives Farmstead Chicken Coop	> 1938	Eligible
Oakland	W9132 County Road C	Gideon Ives Farmstead Corn Crib	> 1938	Eligible
Oakland	W7758 Perry Road	William Eustis House	1848	Eligible

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Survey Results

Introduction

The survey, conducted on the historical aspects of the southwest quadrant of Jefferson County, shows a number of valuable historic properties within its boundaries. Several of the properties surveyed were identified as potentially eligible for the National Register of Historic Places or were included in proposed historic complexes and farmsteads. The examples found in the survey area suggest a community rich with history and some respect for its remaining historic resources.

The principal investigators surveyed 370 resources of architectural or historical interest. Of these, 10 are individually eligible for listing in the National Register of Historic Places for architectural and/or historical significance. For in-depth list of National Register criteria, refer to See Chapter 2 Survey Methodology. There were also 4 potential historic complexes and 8 potential farmsteads identified.

This chapter contains the following results of the survey: a list of resources already listed in the National Register of Historic Places, a list of resources individually eligible for listing in the National Register of Historic Places, information on the proposed historic complexes and farmsteads eligible for listing in the National Register of Historic Places, a listing of all properties surveyed in the southwest quadrant of Jefferson County, and maps of the portions of the survey area where historic resources were identified. Complex and farmstead summaries include a list of all resources included within the boundaries and if the resources are contributing or not contributing to the historic complex or farmstead.

Survey maps are keyed by Town (J = Jefferson, *Township 6, Range 14*; JH = Jefferson, *Township 6, Range 15*; K = Koshkonong, *Township 5, Range 14*; KJ = Koshkonong, *Township 6, Range 14*; KS = Koshkonong, *Township 5, Range 13*; O = Oakland; and SM = Sumner) and Section Number. The scale of the maps is such to depict one section north to south and one and one-half sections east to west per page.

In addition to the contents of this chapter, several other types of information were gathered and organized through the course of the survey. From this information, the following documents were created: updated and new records in the Wisconsin Historical Society's online Architecture and History Inventory (AHI), an excel spreadsheet database of buildings surveyed with current owner names and addresses, photos of every surveyed building, and this report. This architectural and historical intensive survey report and the associated work elements mentioned above are kept at the Historic Preservation Division of the Wisconsin Historical Society in

Madison. A copy of the report is kept at the Jefferson County Courthouse and the Jefferson Public Library.

The lists that are given of the potentially eligible properties are not permanent. Properties might change, fall into disrepair, become gutted by fire, come under renovation, demolition, or rehabilitation. Properties may fall from the list as others become potential for the list. Further research on buildings may uncover additional properties that went uncovered during the course of this survey and should be added to the potentially eligible lists.

Resources Currently Listed in the National Register of Historic Places

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
Jefferson	(withheld)	Highsmith Site		N/A
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm House	1845	Italianate
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Dairy Barn	c.1850	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Machine Shed	c.1850	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Horse Barn	c.1850	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Farrowing Barn	c.1900	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Milk House	c.1900	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Corn Crib	c.1900	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Garage	c.1900	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Straw Barn	1922	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Bull Barn	1941	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Poultry House	1950	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Granary	1953	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Machine Shed	1953	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Milk House	1957	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Silo	1957	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Machine Shed	1960	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Silo	1960	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Loafing Barn	1962	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Silo	1965	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Silo	1972	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Heifer Barn	1976	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Calf Hutches	1976	Astyl. Utilitarian
Koshkonong	N2856 County Road K	Hoard's Dairyman Farm Calf Hutches	1976	Astyl. Utilitarian
Koshkonong	(withheld)	Hoard Mound Group		N/A
Koshkonong	(withheld)	Haight Creek Mound Group		N/A
Sumner	(withheld)	Carcajou Point Site		N/A
Sumner	(withheld)	Crab Apple Point Site		N/A

Resources Individually Eligible for Listing in the National Register of Historic Places

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
Jefferson	N4635 County Road Y	Rose Marie Kennedy House	1958	Ranch
Jefferson	N4637 County Road Y	St. Coletta School Alverno Dormitory	1937	Georgian Rev.
Jefferson	N4676 N. Helenville Road	St. Peter Evangelical Lutheran School	1914	Other Vernacular
Jefferson	N4751 N. Helenville Road	Helenville State Graded School	1903	Romanesque Rev.
Jefferson	W4499 U.S. Highway 18	Grossville School	1881	Front Gable
Koshkonong	W7526 Koshkonong Mounds Road	M.J. Swart House	1891	Queen Anne
Oakland	W9087 Lakeview Drive	Olin C. Parker Cottage	c.1941	Rustic Style
Oakland	W7758 Perry Road	William Eustis House	1848	Octagon
Sumner	W7309 Blackhawk Island Rd.	Lorine Niedecker & Al Millen House	1964	One-Story Cube
Sumner	W8717 White Crow Road	Charles J. Lee House	c.1860	Gabled Ell

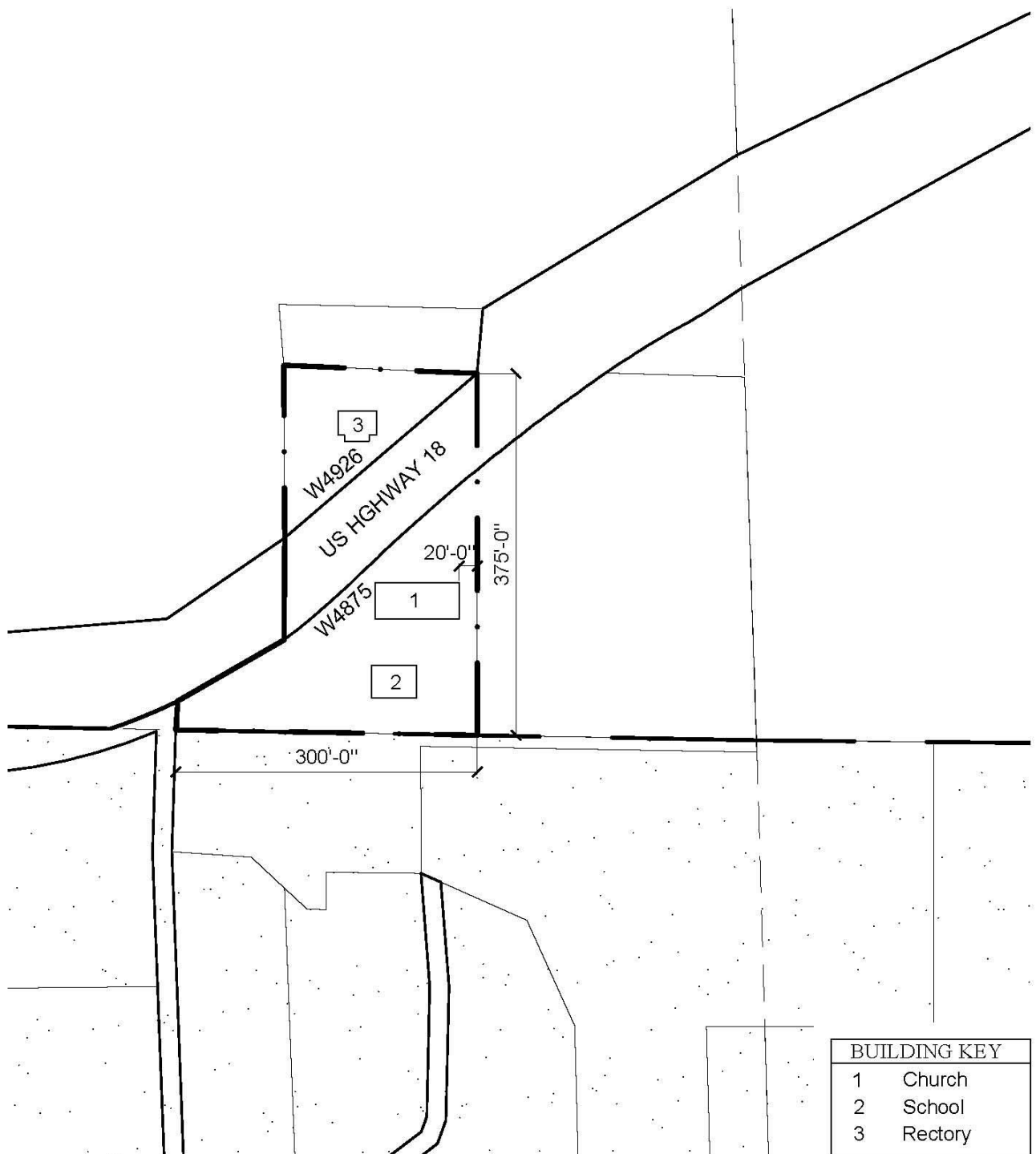
Historic Complexes Eligible for Listing in the National Register of Historic Places

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>
Jefferson	W4875 U.S. Highway 18	St. Lawrence Catholic Church & School Historic Complex
Jefferson	N4635-N4637 County Rd. Y	St. Coletta School Alverno Dormitory Historic Complex
Oakland	N4294 Alpine Village Lane, Units #1-#6	Alpine Village Resort Historic Complex
Oakland	N4314, N4318 & N4330 Alpine Village Lane	Willerup Bible Camp Historic Complex

Farmsteads Eligible for Listing in the National Register of Historic Places

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>
Jefferson	N3807 County Road Y	Carl Prell Farmstead
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead
Oakland	N3310 Asje Road	Ona Oleson Farmstead
Oakland	N2629 County Road C	M. Carlson Farmstead
Oakland	N2762 County Road C	Louis Kump Farmstead
Oakland	W9132 County Road C	Gideon Ives Farmstead
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead

Proposed St. Lawrence Catholic Church & School Historic Complex Map



BUILDING KEY	
1	Church
2	School
3	Rectory



COMPLEX MAP

0' 50' 100' 150'

LEGEND	
Boundary	— • —
Property Line	—
Address	100
Non-Contributing	

Proposed St. Lawrence Catholic Church & School Historic Complex

Narrative Description

The proposed St. Lawrence Catholic Church & School Historic Complex is a well-defined cluster of 3 buildings situated along U.S. Highway 18 in the far southeast corner of Section 1 of the Town of Jefferson. The first two parish buildings were constructed during the 1860s, with the third being constructed three decades later. Representative of the prevailing architectural styles for religious and educational architecture of their time, Romanesque Revival and Italianate style buildings are prominent within the complex. For information on the development of St. Lawrence Catholic Church and School, refer to Chapter 13 Religion and Chapter 11 Education.

Statement of Significance

The proposed St. Lawrence Catholic Church & School Historic Complex was identified for its concentration of Romanesque Revival and Italianate style religious and educational buildings constructed between 1862 and 1894, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the district utilizing the Architecture study unit of the aforementioned text. The complex is comprised of 3 contributing resources. Individually, the contributing resources include fine representative examples of two of the most popular styles applied to religious and educational architecture in Wisconsin during the period of significance.

Boundary Description

The proposed complex consists of the nearest portions of the legal parcels associated with the 3 contributing resources located at W4926 and W4875 U.S. Highway 18. The boundaries of the proposed St. Lawrence Catholic Church & School Complex are clearly delineated on the accompanying complex map and enclose the area of 1.88 acres.

Boundary Justification

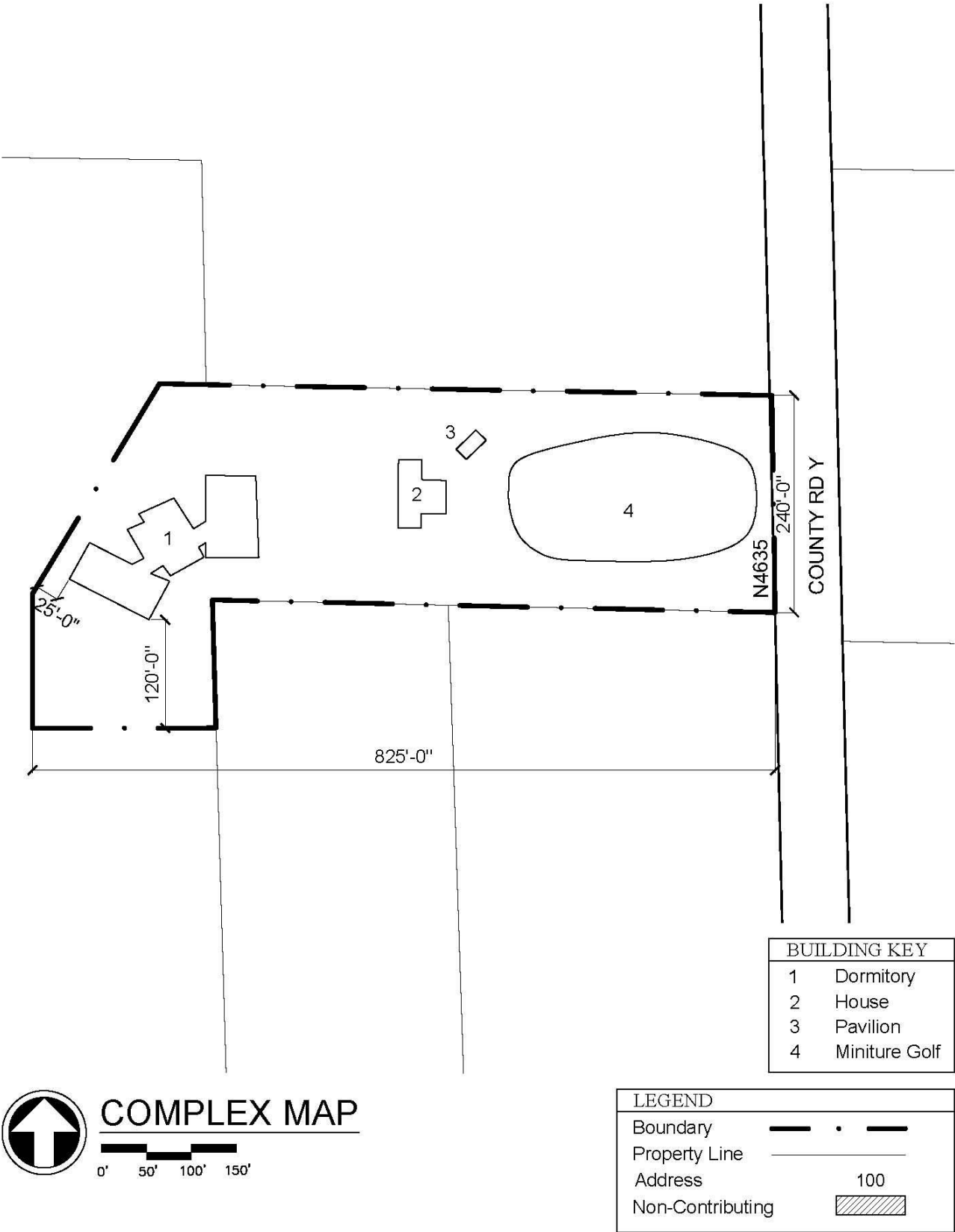
The boundaries of the proposed St. Lawrence Catholic Church & School Historic Complex enclose all the areas historically associated with the district's resources. Adjacent areas are agricultural and institutional in nature and are not associated with the St. Lawrence parish. The result is a compact and cohesive complex with no non-contributing resources.

Building Inventory

The following inventory lists every resource in the proposed complex and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
W4875 U.S. Highway 18	St. Lawrence Catholic Church	1862	Romanesque Rev.	C
W4875 U.S. Highway 18	St. Lawrence Catholic School	1868	Italianate	C
W4926 U.S. Highway 18	St. Lawrence Catholic Rectory	1894	Romanesque Rev.	C

Proposed St. Coletta School Alverno Dormitory Historic Complex Map



Proposed St. Coletta School Alverno Dormitory Historic Complex

Narrative Description

The proposed St. Coletta School Alverno Dormitory Historic Complex is a well-defined cluster of 2 buildings, 1 structure, and 1 site situated along County Road Y on the eastern edge of Section 1 of the Town of Jefferson. The complex is comprised of a large Georgian Revival style dormitory constructed in 1937 and the Ranch style house of Rose Marie Kennedy, a Contemporary style pavilion, and miniature golf course built adjacent to it two decades later. For more information on the development of the St. Coletta School for Exceptional Children and Rose Marie Kennedy, refer to Chapter 12 Social & Political Movements and Chapter 18 Notable People.

Statement of Significance

The proposed St. Coletta School Alverno Dormitory Historic Complex was identified for its extension of the main St. Coletta School campus nearby, which was previously determined eligible for listing in the National Register of Historic Places, as well as for its concentration of residential buildings constructed between 1937 and approximately 1960. The complex has local significance under the National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the district utilizing the Architecture study unit of the aforementioned text. In addition, the Rose Marie Kennedy House is identified for its significance in the nation's perception of mental disabilities, having national significance under Criterion B for People. The complex is comprised of 4 contributing resources. Individually, one resource is fine representative example of the Georgian Revival style and another resource carries importance to modern American social history.

Boundary Description

The proposed complex consists of nearest portions of the legal parcels associated with the 4 contributing resources located at N4635 and N4637 County Highway Y. The boundaries of the proposed St. Coletta School Alverno Dormitory Historic Complex are clearly delineated on the accompanying complex map and enclose the area of 4.81 acres.

Boundary Justification

The boundaries of the proposed St. Coletta School Alverno Dormitory Historic Complex enclose all the areas historically associated with the district's resources. Adjacent areas are agricultural in nature and are not associated with St. Coletta School for Exceptional Children. The result is a compact and cohesive complex with no non-contributing resources.

Building Inventory

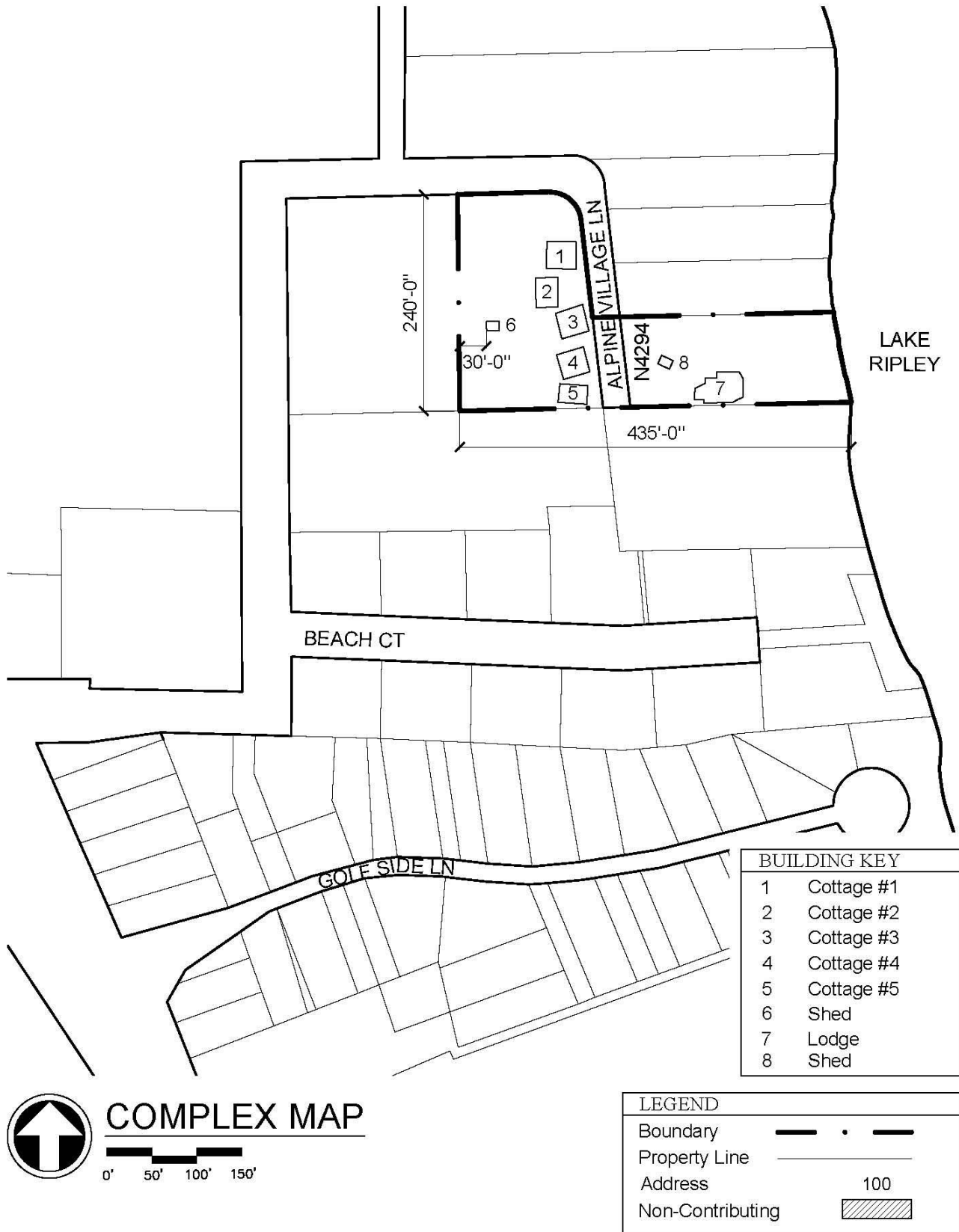
The following inventory lists every resource in the proposed complex and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and

the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N4635 County Road Y	Rose Marie Kennedy House	1958	Ranch	C
N4637 County Road Y	St. Coletta School Alverno Dormitory	1937	Georgian Revival	C
N4637 County Road Y	St. Coletta School Alverno Pavilion	c.1960	Astyl. Utilitarian	C
N4637 County Road Y	St. Coletta School Alverno Mini. Golf Course	c.1960	NA	C

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Proposed Alpine Village Resort Historic Complex Map



Proposed Alpine Village Resort Historic Complex

Narrative Description

The proposed Alpine Village Resort Historic Complex is a well-defined cluster of 8 buildings situated near the center of Section 7 of the Town of Oakland at the end of Alpine Village Lane on the western shore of Lake Ripley. The complex consists of all of the former resort's Swiss Chalet style buildings developed in 1953. For more information on the development of the Alpine Village Resort, refer to Chapter 17 Recreation & Entertainment.

Statement of Significance

The proposed Alpine Village Resort Historic Complex was identified for its concentration of Swiss Chalet Style resort buildings constructed in 1953, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the district utilizing the Architecture study unit of the aforementioned text. The complex is comprised of 8 contributing resources. Individually, the contributing resources include fine representative examples of a rare style in Wisconsin largely applied only to resort architecture during the period of significance.

Boundary Description

The proposed complex consists of the nearest portions of the legal parcels associated with the 8 contributing resources located at N4294 Alpine Village Lane. The boundaries of the proposed Alpine Village Resort Historic Complex are clearly delineated on the accompanying complex map and enclose the area of 1.43 acres.

Boundary Justification

The boundaries of the proposed Alpine Village Resort Historic Complex enclose all the areas historically associated with the complex's resources. While adjacent areas are residential in nature, they are not associated with the Alpine Village Resort and do not conform to the architectural style of the complex. The result is a compact and cohesive complex with no non-contributing resources.

Building Inventory

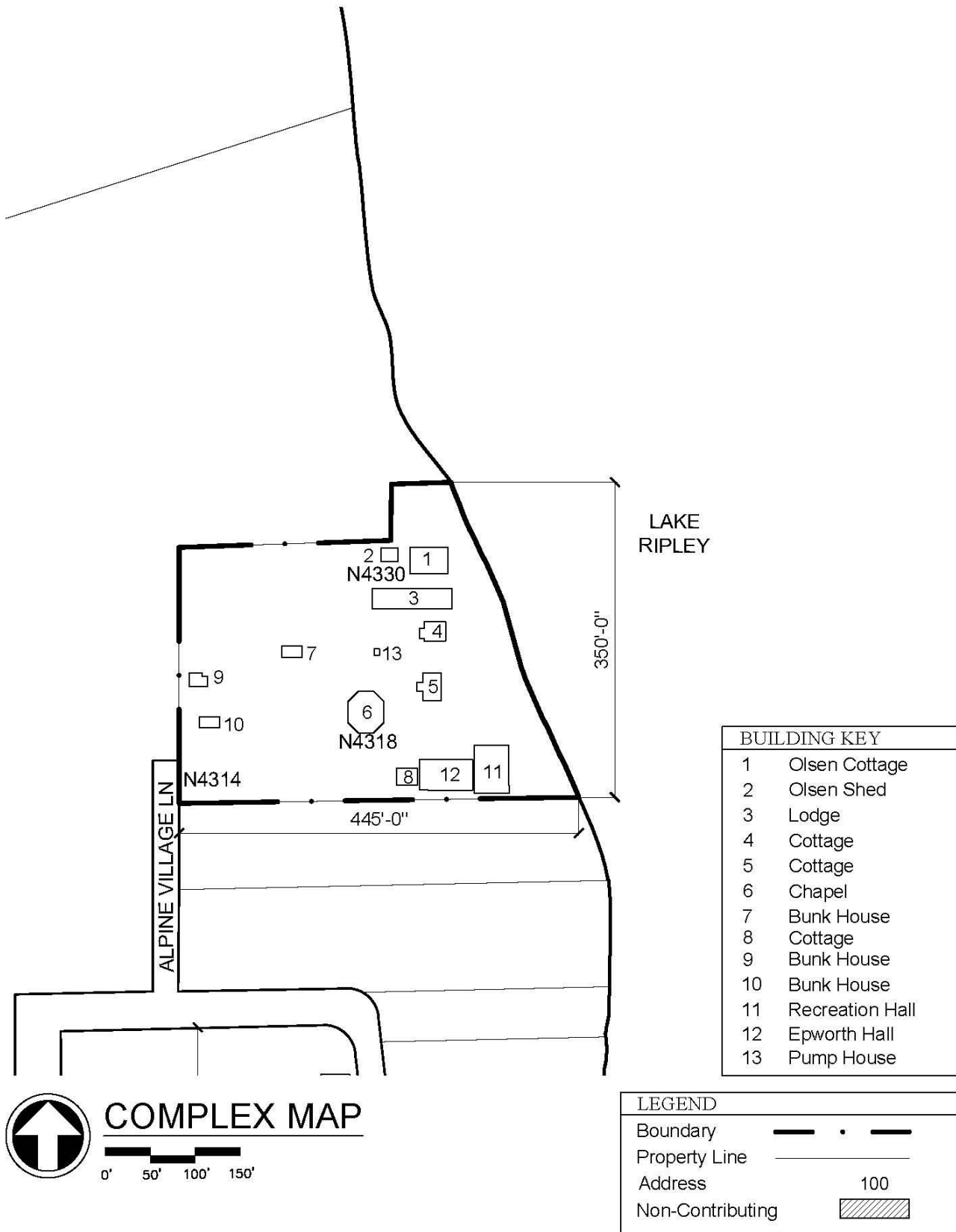
The following inventory lists every resource in the proposed complex and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N4294 Alpine Village Lane Unit #1	Alpine Village Resort Cottage #1	1953	Swiss Chalet	C
N4294 Alpine Village Lane Unit #2	Alpine Village Resort Cottage #2	1953	Swiss Chalet	C

N4294 Alpine Village Lane Unit #3	Alpine Village Resort Cottage #3	1953	Swiss Chalet	C
N4294 Alpine Village Lane Unit #4	Alpine Village Resort Cottage #4	1953	Swiss Chalet	C
N4294 Alpine Village Lane Unit #5	Alpine Village Resort Cottage #5	1953	Swiss Chalet	C
N4294 Alpine Village Lane Unit #6	Alpine Village Resort Lodge	1953	Swiss Chalet	C
N4294 Alpine Village Ln.	Alpine Village Resort Shed	1953	Swiss Chalet	C
N4294 Alpine Village Ln.	Alpine Village Resort Shed	1953	Swiss Chalet	C

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Proposed Willerup Bible Camp Historic Complex Map



Proposed Willerup Bible Camp Historic Complex

Narrative Description

The proposed Willerup Bible Camp Historic Complex is a well-defined cluster of 13 buildings situated near the center of Section 7 of the Town of Oakland along Alpine Village Lane on the western shore of Lake Ripley. The camp ground's earliest structure was constructed around the turn of the twentieth century, with the rest being constructed over approximately the next seven decades. Vernacular architectural forms are prominent within the complex.

Statement of Significance

The proposed Willerup Bible Camp Historic Complex was identified for its concentration of vernacular recreational buildings constructed between the late nineteenth and mid-twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the complex utilizing the Architecture study unit of the aforementioned text. The complex is comprised of 13 contributing resources. For more information on the development of Willerup Bible Camp refer to Chapter 17 Recreation & Entertainment.

Boundary Description

The proposed complex consists of the entire legal parcel associated with the contributing resources located at N4314, N4318, and N4330 Alpine Village Lane. The boundaries of the proposed Willerup Bible Camp Complex are clearly delineated on the accompanying complex map and enclose the area of 2.65 acres.

Boundary Justification

The boundaries of the proposed Willerup Bible Camp Historic Complex enclose all the areas historically associated with the complex's resources. Adjacent areas are residential in nature or a community park and are not associated with Willerup Bible Camp. The result is a compact and cohesive complex with no non-contributing resources.

Building Inventory

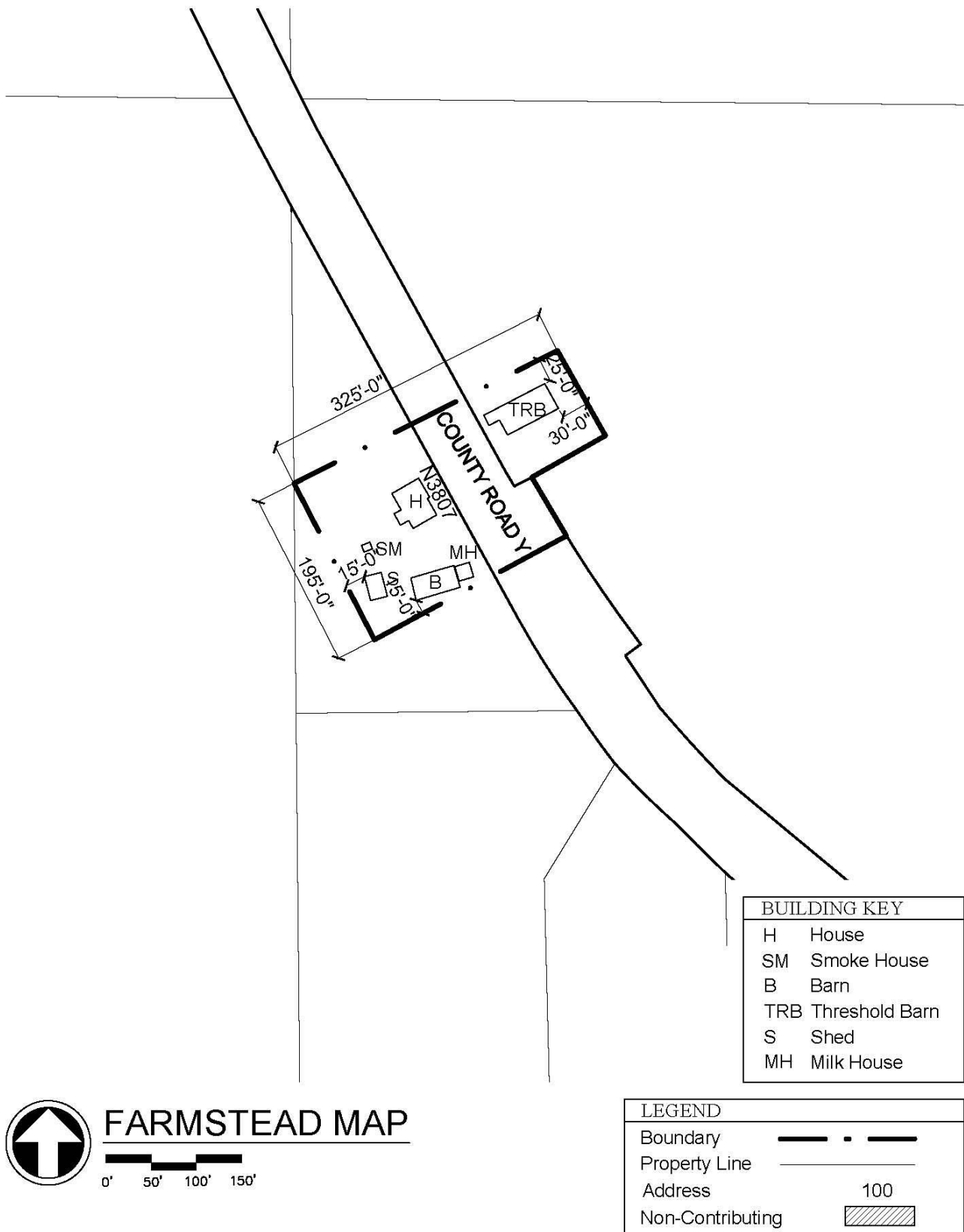
The following inventory lists every resource in the proposed complex and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N4314 Alpine Village Lane	Methodist Society Lodge	c.1900	Front Gable	C
N4314 Alpine Village Lane	Methodist Society Cottage	c.1910	Side Gable	C
N4314 Alpine Village Lane	Methodist Society Cottage	c.1920	Side Gable	C
N4314 Alpine Village Lane	Methodist Society Cottage	c.1920	Side Gable	C

N4314 Alpine Village Lane	Willerup Bible Camp Bunk House	c.1930	Front Gable	C
N4314 Alpine Village Lane	Willerup Bible Camp Bunk House	c.1930	Front Gable	C
N4314 Alpine Village Lane	Willerup Bible Camp Bunk House	c.1930	Front Gable	C
N4314 Alpine Village Lane	Willerup Bible Camp Recreation Hall	c.1960	Contemporary	C
N4314 Alpine Village Lane	Willerup Bible Camp Epworth Hall	1969	Contemporary	C
N4314 Alpine Village Lane	Willerup Bible Camp Pump House	1974	Astyl. Utilitarian	C
N4318 Alpine Village Lane	Willerup Bible Camp Chapel	c.1930	Octagon	C
N4330 Alpine Village Lane	H. & Belle Olsen Cottage	c.1900	Side Gable	C
N4330 Alpine Village Lane	H. & Belle Olsen Shed	c.1900	Astyl. Utilitarian	C

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Proposed Carl Prell Farmstead Map



Proposed Carl Prell Farmstead

Narrative Description

The proposed Carl Prell Farmstead is a well-defined cluster of 6 buildings situated in Section 18 of the Town of Jefferson located along County Road Y one-half mile south of Will Road. The farmstead began around 1860 and was developed over the next several decades. By consulting aerial photographs of the county taken in 1938, it is known that all extant buildings were constructed by that time, and that no outbuildings have been demolished since that time. Representative of the prevailing architectural styles of their time, Gabled Ell and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Carl Prell Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the mid-to-late nineteenth and early twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 6 contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with N3807 County Road Y around the contributing resources within the farmstead. The boundaries of the proposed Carl Prell Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 1.26 acres.

Boundary Justification

The boundaries of the proposed Carl Prell Farmstead enclose the area historically associated with the farmstead's 6 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead no non-contributing resources and as little extraneous acreage as possible.

Building Inventory

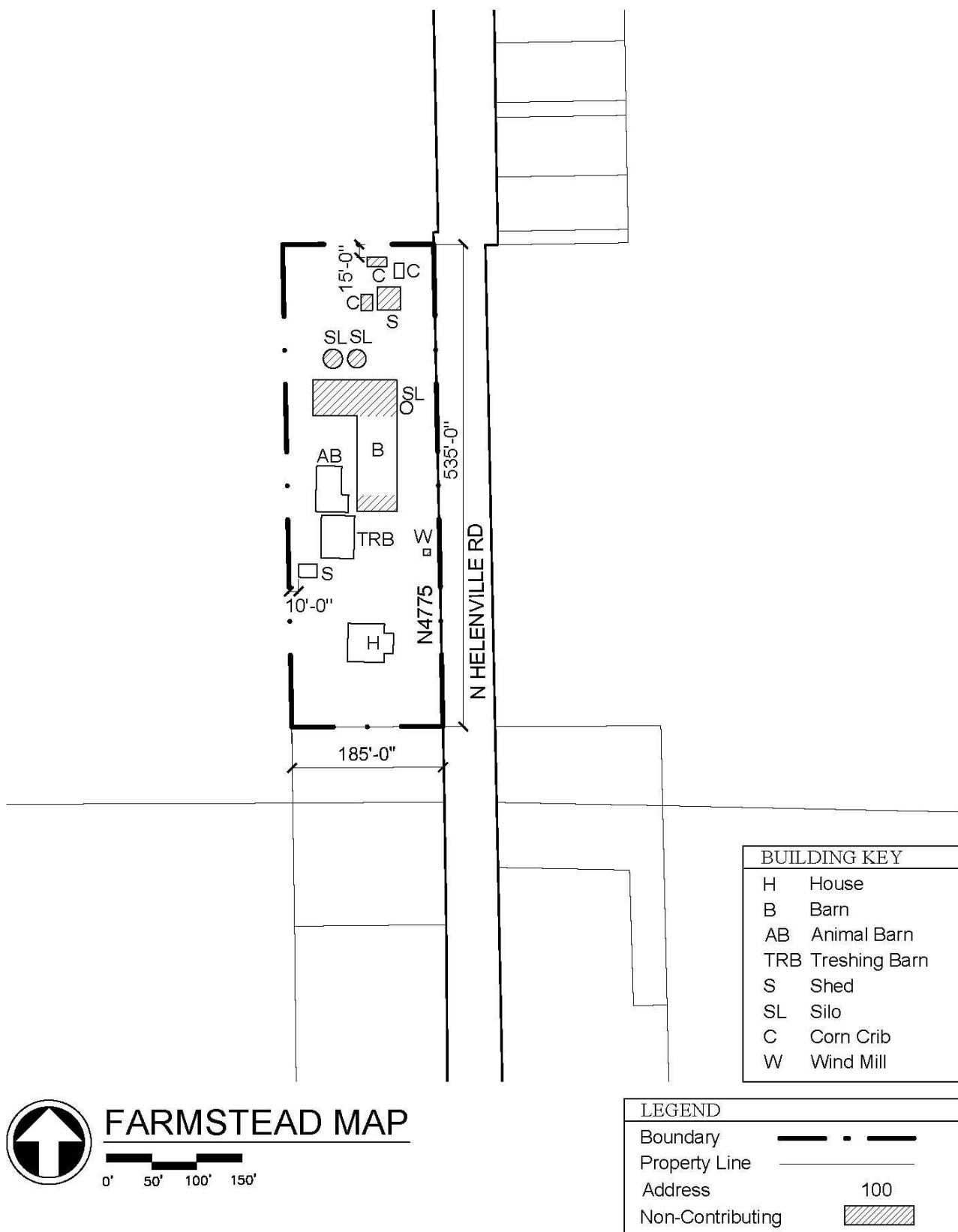
The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N3807 County Road Y	Carl Prell Farmstead House	c.1860	Gabled Ell	C
N3807 County Road Y	Carl Prell Farmstead Smokehouse	< 1938	Astylistic Utilitarian	C
N3807 County Road Y	Carl Prell Farmstead Barn	< 1938	Astylistic Utilitarian	C

N3807 County Road Y	Carl Prell Farmstead Basement Barn	< 1938	Astylistic Utilitarian	C
N3807 County Road Y	Carl Prell Farmstead Shed	< 1938	Astylistic Utilitarian	C
N3807 County Road Y	Carl Prell Farmstead Milk House	< 1938	Astylistic Utilitarian	C

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Proposed George Jr. & Mary Maurer Farmstead Map



Proposed George Jr. & Mary Maurer Farmstead

Narrative Description

The proposed George Jr. & Mary Maurer Farmstead is a well-defined cluster of 6 buildings and 7 structures situated in Section 3 of the Town of Jefferson and located along Helenville Road one-quarter mile north of U.S. Highway 18. The farmstead began around the turn of the twentieth century and was developed over the next half century. By consulting aerial photographs of the county taken in 1938, it is known that no buildings have been demolished and that five outbuildings have been constructed since that time. Representative of the prevailing architectural styles of their time, Queen Anne and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed George Jr. & Mary Maurer Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed during the early-to-mid twentieth century, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 8 contributing and 5 non-contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with N4775 N. Helenville Road around the contributing and non-contributing resources within the farmstead. The boundaries of the proposed George Jr. & Mary Maurer Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 2.05 acres.

Boundary Justification

The boundaries of the proposed George Jr. & Mary Maurer Farmstead enclose the area historically associated with the farmstead's 8 contributing and 5 non-contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

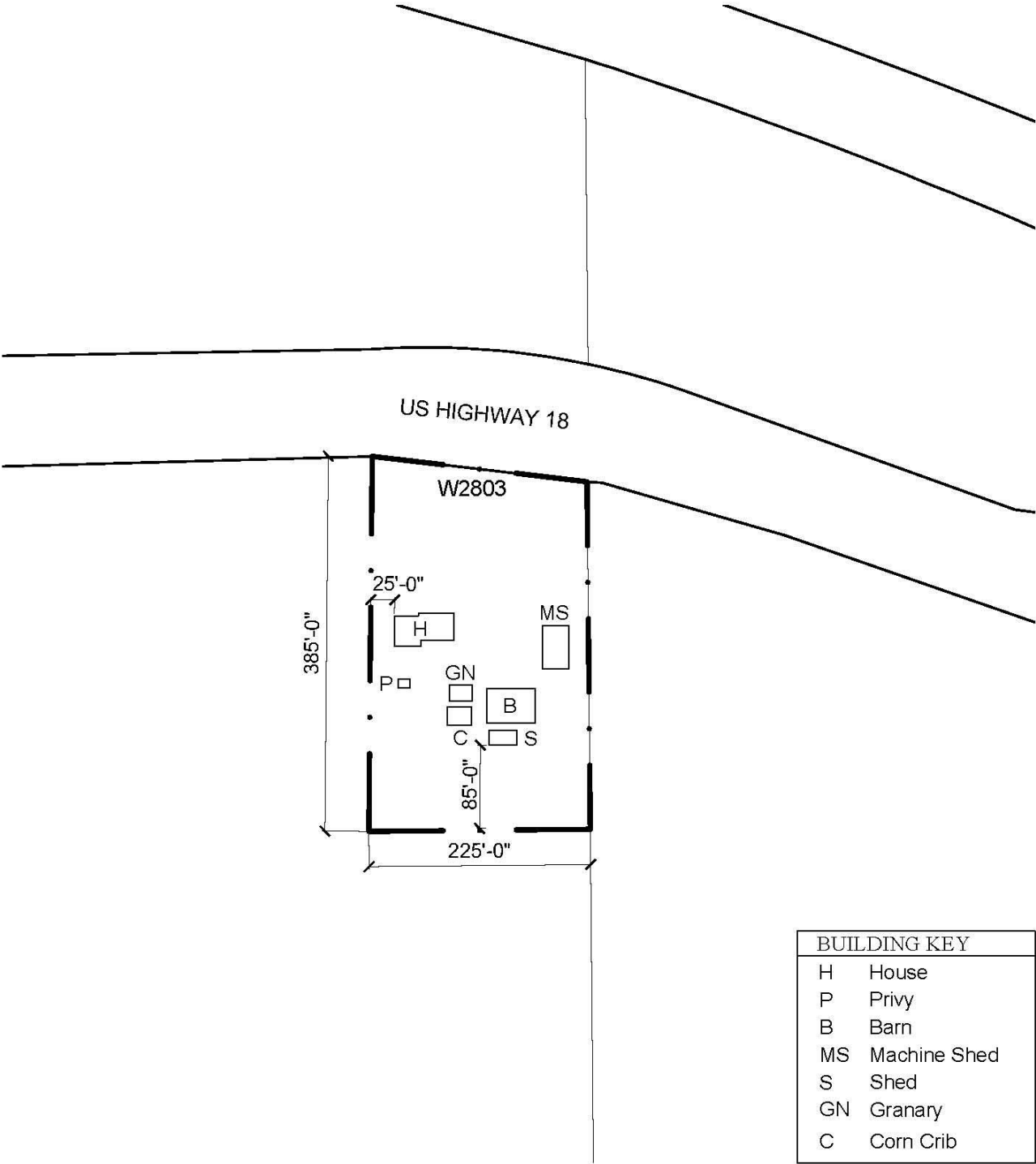
The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead House	c.1900	Queen Anne	C


N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Barn	< 1938	Astylistic Utilitarian	C
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Animal Barn	< 1938	Astylistic Utilitarian	C
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Threshing Barn	< 1938	Astylistic Utilitarian	C
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Shed	< 1938	Astylistic Utilitarian	C
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Shed	> 1938	Astylistic Utilitarian	NC
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Silo	< 1938	Astylistic Utilitarian	C
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Silo	> 1938	Astylistic Utilitarian	NC
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Silo	> 1938	Astylistic Utilitarian	NC
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Corn Crib	< 1938	Astylistic Utilitarian	C
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Corn Crib	> 1938	Astylistic Utilitarian	NC
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Corn Crib	> 1938	Astylistic Utilitarian	NC
N4775 N. Helenville Rd.	George Jr. & Mary Maurer Farmstead Wind Mill	< 1938	Astylistic Utilitarian	C

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Proposed J.F. Keller Farmstead Map






BUILDING KEY	
H	House
P	Privy
B	Barn
MS	Machine Shed
S	Shed
GN	Granary
C	Corn Crib



FARMSTEAD MAP

0' 50' 100' 150'

LEGEND	
Boundary	
Property Line	
Address	100
Non-Contributing	

Proposed J.F. Keller Farmstead

Narrative Description

The proposed J.F. Keller Farmstead is a well-defined cluster of 6 buildings and 1 structure situated in Section 1 of the Town of Jefferson located along U.S. Highway 18 one-quarter mile east of Duck Creek Road. The farmstead began around 1860 and was developed over the next several decades. By consulting aerial photographs of the county taken in 1938, it is known that all of the extant buildings were constructed by that time, and that no outbuildings have been demolished since that time. Representative of the prevailing architectural styles of their time, Gabled Ell and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed J.F. Keller Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the mid-to-late nineteenth and early twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 7 contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with W2803 U.S. Highway 18 around the contributing resources within the farmstead. The boundaries of the proposed J.F. Keller Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 1.91 acres.

Boundary Justification

The boundaries of the proposed J.F. Keller Farmstead enclose the area historically associated with the farmstead's 6 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

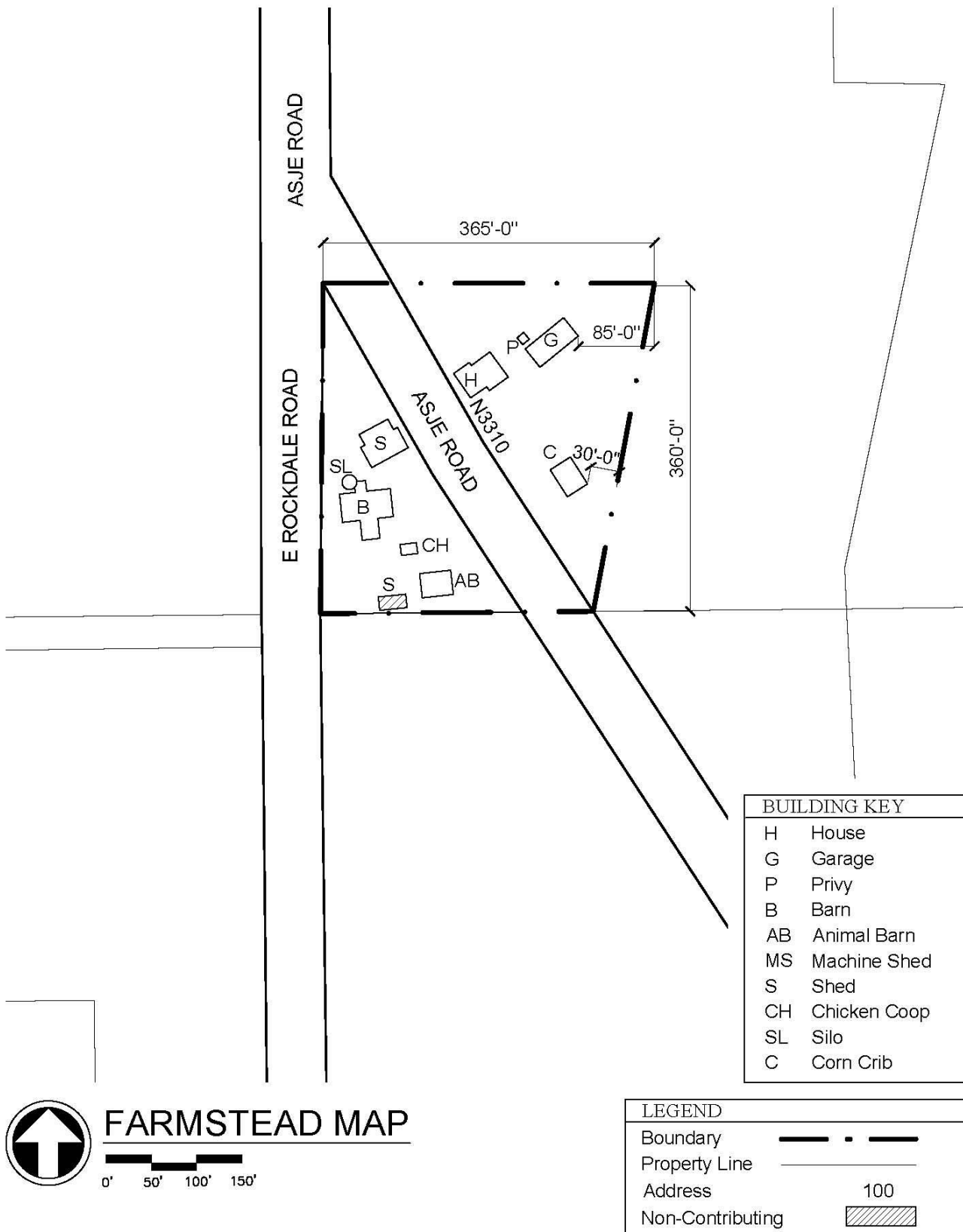
The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
W2803 U.S. Highway 18	J.F. Keller Farmstead House	c.1860	Gabled Ell	C
W2803 U.S. Highway 18	J.F. Keller Farmstead Privy	< 1938	Astylistic Utilitarian	C
W2803 U.S. Highway 18	J.F. Keller Farmstead Barn	< 1938	Astylistic Utilitarian	C

W2803 U.S. Highway 18	J.F. Keller Farmstead Machine Shed	< 1938	Astylistic Utilitarian	C
W2803 U.S. Highway 18	J.F. Keller Farmstead Shed	< 1938	Astylistic Utilitarian	C
W2803 U.S. Highway 18	J.F. Keller Farmstead Granary	< 1938	Astylistic Utilitarian	C
W2803 U.S. Highway 18	J.F. Keller Farmstead Corn Crib	< 1938	Astylistic Utilitarian	C

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Proposed Ona Oleson Farmstead Map



Proposed Ona Oleson Farmstead

Narrative Description

The proposed Ona Oleson Farmstead is a well-defined cluster of 8 buildings and 2 structures situated in Section 30 of the Town of Oakland located along Asje Road at Rockdale Road. The farmstead began around 1860 and was developed over the next century. By consulting aerial photographs of the county taken in 1938, it is known that two buildings have been demolished and that three outbuildings have been constructed since that time. By that time, a barn was already demolished, the foundation of which can still be seen to this day. Representative of the prevailing architectural styles of their time, Side Gable and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Ona Oleson Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the mid-to-late nineteenth to mid-twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 9 contributing and 1 non-contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with N3310 Asje Road around the contributing and non-contributing resources within the farmstead. The boundaries of the proposed Ona Oleson Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 2.78 acres.

Boundary Justification

The boundaries of the proposed Ona Oleson Farmstead enclose the area historically associated with the farmstead's 9 contributing and 1 non-contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

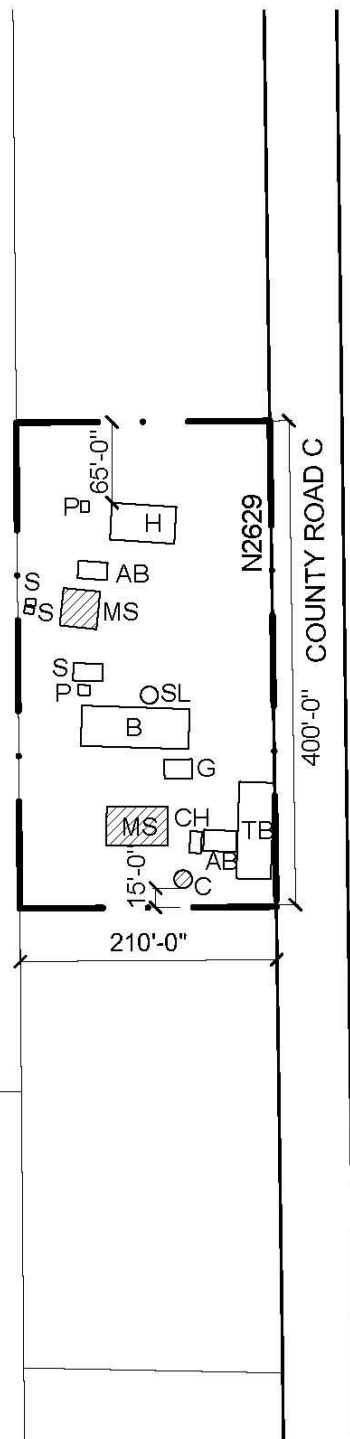
The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N3310 Asje Road	Ona Oleson Farmstead House	c.1860	Side Gable	C

N3310 Asje Road	Ona Oleson Farmstead Garage	> 1938	Astylistic Utilitarian	C
N3310 Asje Road	Ona Oleson Farmstead Privy	< 1938	Astylistic Utilitarian	C
N3310 Asje Road	Ona Oleson Farmstead Barn	< 1938	Astylistic Utilitarian	C
N3310 Asje Road	Ona Oleson Farmstead Animal Barn	< 1938	Astylistic Utilitarian	C
N3310 Asje Road	Ona Oleson Farmstead Shed	< 1938	Astylistic Utilitarian	C
N3310 Asje Road	Ona Oleson Farmstead Shed	> 1940	Astylistic Utilitarian	C
N3310 Asje Road	Ona Oleson Farmstead Chicken Coop	> 1940	Astylistic Utilitarian	C
N3310 Asje Road	Ona Oleson Farmstead Corn Crib	> 1940	Astylistic Utilitarian	C
N3310 Asje Road	Ona Oleson Farmstead Silo	> 1940	Astylistic Utilitarian	C

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Proposed M. Carlson Farmstead Map



BUILDING KEY	
H	House
P	Privy
G	Garage
B	Barn
TB	Tobacco Barn
AB	Animal Barn
MS	Machine Shed
S	Shed
CH	Chicken Coop
SL	Silo
C	Corn Crib



FARMSTEAD MAP

0' 50' 100' 150'

LEGEND	
Boundary	— — — — —
Property Line	—————
Address	100
Non-Contributing	

Proposed M. Carlson Farmstead

Narrative Description

The proposed M. Carlson Farmstead is a well-defined cluster of 12 buildings and 2 structures situated in Section 31 of the Town of Oakland located along County Road C three-quarters of a mile south of Hooper Road. The farmstead began during the late-nineteenth century and was developed over the next half century. By consulting aerial photographs of the county taken in 1938, it is known that one barn and two small buildings have been demolished and that eight outbuildings have been constructed since that time. Representative of the prevailing architectural styles of their time, Italianate and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed M. Carlson Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the late-nineteenth to mid-twentieth century, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 11 contributing and 3 non-contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with N2629 County Road C around the contributing and non-contributing resources within the farmstead. The boundaries of the proposed M. Carlson Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 1.91 acres.

Boundary Justification

The boundaries of the proposed M. Carlson Farmstead enclose the area historically associated with the farmstead's 11 contributing and 3 non-contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

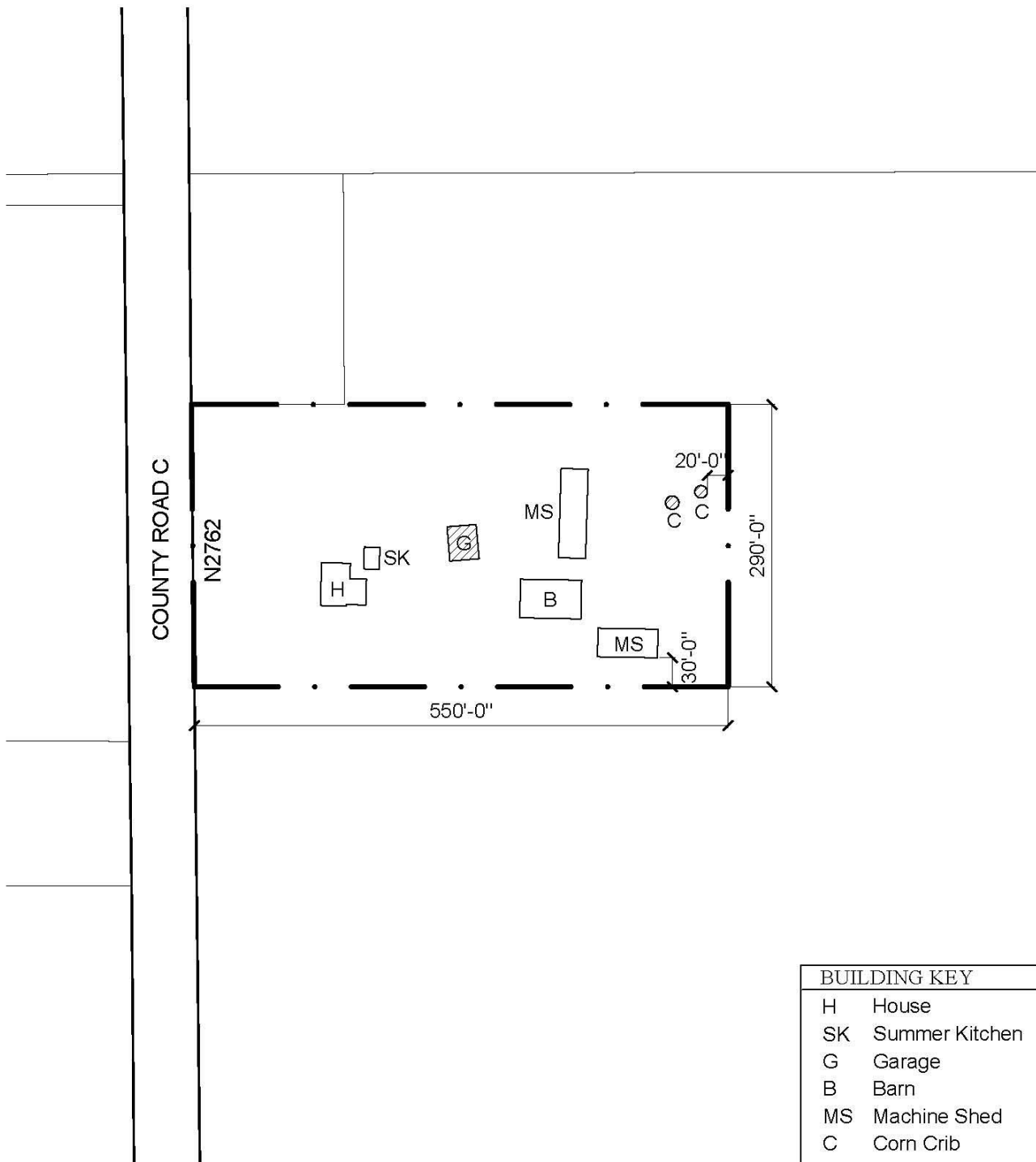
The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N2629 County Road C	M. Carlson Farmstead House	c. 1890	Italianate	C
N2629 County Road C	M. Carlson Farmstead Garage	> 1938	Astylistic Utilitarian	C

N2629 County Road C	M. Carlson Farmstead Privy	< 1938	Astylistic Utilitarian	C
N2629 County Road C	M. Carlson Farmstead Barn	< 1938	Astylistic Utilitarian	C
N2629 County Road C	M. Carlson Farmstead Tobacco Barn	< 1938	Astylistic Utilitarian	C
N2629 County Road C	M. Carlson Farmstead Animal Barn	< 1938	Astylistic Utilitarian	C
N2629 County Road C	M. Carlson Farmstead Animal Barn	< 1938	Astylistic Utilitarian	C
N2629 County Road C	M. Carlson Farmstead Machine Shed	> 1938	Astylistic Utilitarian	NC
N2629 County Road C	M. Carlson Farmstead Machine Shed	> 1938	Astylistic Utilitarian	NC
N2629 County Road C	M. Carlson Farmstead Shed	> 1938	Astylistic Utilitarian	C
N2629 County Road C	M. Carlson Farmstead Shed	> 1938	Astylistic Utilitarian	C
N2629 County Road C	M. Carlson Farmstead Chicken Coop	> 1938	Astylistic Utilitarian	C
N2629 County Road C	M. Carlson Farmstead Silo	< 1938	Astylistic Utilitarian	C
N2629 County Road C	M. Carlson Farmstead Corn Crib	> 1938	Astylistic Utilitarian	NC

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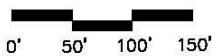
Proposed Louis Kump Farmstead Map



BUILDING KEY	
H	House
SK	Summer Kitchen
G	Garage
B	Barn
MS	Machine Shed
C	Corn Crib



FARMSTEAD MAP



LEGEND	
Boundary	— · —
Property Line	—
Address	100
Non-Contributing	

Proposed Louis Kump Farmstead

Narrative Description

The proposed Louis Kump Farmstead is a well-defined cluster of 6 buildings and 2 structures situated in Section 31 of the Town of Oakland located along County Road C one-quarter mile south of Hooper Road. The farmstead began during the late eighteenth century and was developed over the next half century. By consulting aerial photographs of the county taken in 1938, it is known that five buildings have been demolished and that three outbuildings have been constructed since that time. Representative of the prevailing architectural styles of their time, Gabled Ell and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Louis Kump Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the late nineteenth and early twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 5 contributing and 3 non-contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with N2762 County Road C around the contributing and non-contributing resources within the farmstead. The boundaries of the proposed Louis Kump Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 3.64 acres.

Boundary Justification

The boundaries of the proposed Louis Kump Farmstead enclose the area historically associated with the farmstead's 5 contributing and 3 non-contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

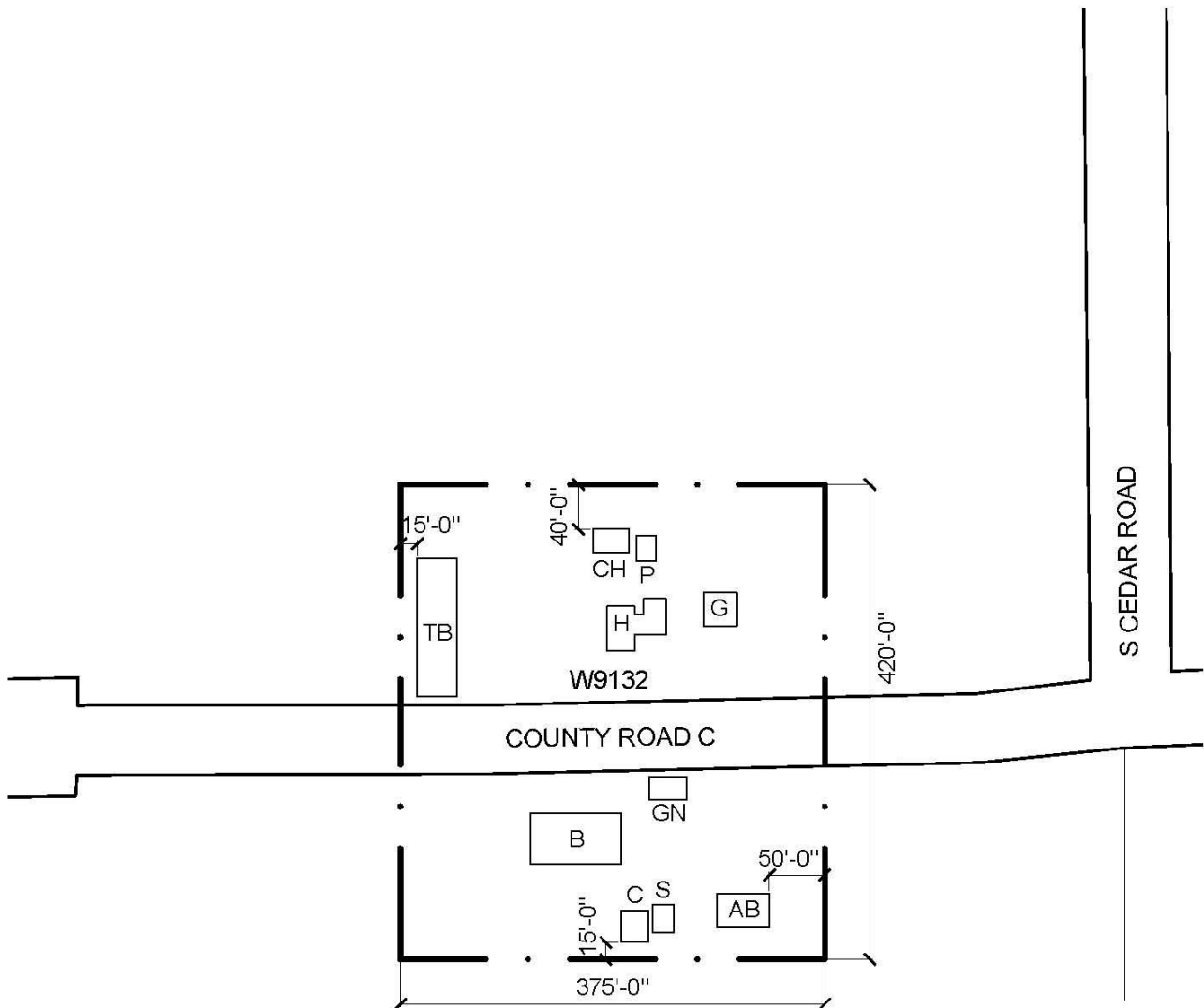
The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N2762 County Road C	Louis Kump Farmstead House	1874	Gabled Ell	C
N2762 County Road C	Louis Kump Farmstead Summer Kitchen	> 1938	Astylistic Utilitarian	C

N2762 County Road C	Louis Kump Farmstead Garage	> 1938	Astylistic Utilitarian	NC
N2762 County Road C	Louis Kump Farmstead Barn	< 1938	Astylistic Utilitarian	C
N2762 County Road C	Louis Kump Farmstead Machine Shed	< 1938	Astylistic Utilitarian	C
N2762 County Road C	Louis Kump Farmstead Machine Shed	< 1938	Astylistic Utilitarian	C
N2762 County Road C	Louis Kump Farmstead Corn Crib	> 1938	Astylistic Utilitarian	NC
N2762 County Road C	Louis Kump Farmstead Corn Crib	> 1938	Astylistic Utilitarian	NC

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Proposed Gideon Ives Farmstead Map



BUILDING KEY	
H	House
P	Privy
G	Garage
B	Barn
AB	Animal Barn
TB	Tobacco Barn
GN	Granary
CH	Chicken Coop
C	Corn Crib



FARMSTEAD MAP

0' 50' 100' 150'

LEGEND	
Boundary	— . —
Property Line	—
Address	100
Non-Contributing	

Proposed Gideon Ives Farmstead

Narrative Description

The proposed Gideon Ives Farmstead is a well-defined cluster of 9 buildings and 1 structure situated in Section 29 of the Town of Oakland located along County Road C at S. Cedar Road. The farmstead began around 1844 and was developed over the next century. An image of the farmstead was reproduced as a lithograph for the cover of the 1878 Wisconsin State Atlas and became so popular that people would travel to see the picturesque farm. Unfortunately, it is believed that the only extant building from that time period is the house itself. By consulting aerial photographs of the county, it is believed that at least nine additional buildings were constructed between 1878 and 1938, six of which are extant, and two buildings and one structure were built since 1938. Representative of the prevailing architectural styles of their time, Greek Revival and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Gideon Ives Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the mid-nineteenth to mid-twentieth century, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 10 contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with W9132 County Road C around the contributing resources within the farmstead. The boundaries of the proposed Gideon Ives Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 3.63 acres.

Boundary Justification

The boundaries of the proposed Gideon Ives Farmstead enclose the area historically associated with the farmstead's 10 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with no non-contributing resources and as little extraneous acreage as possible.

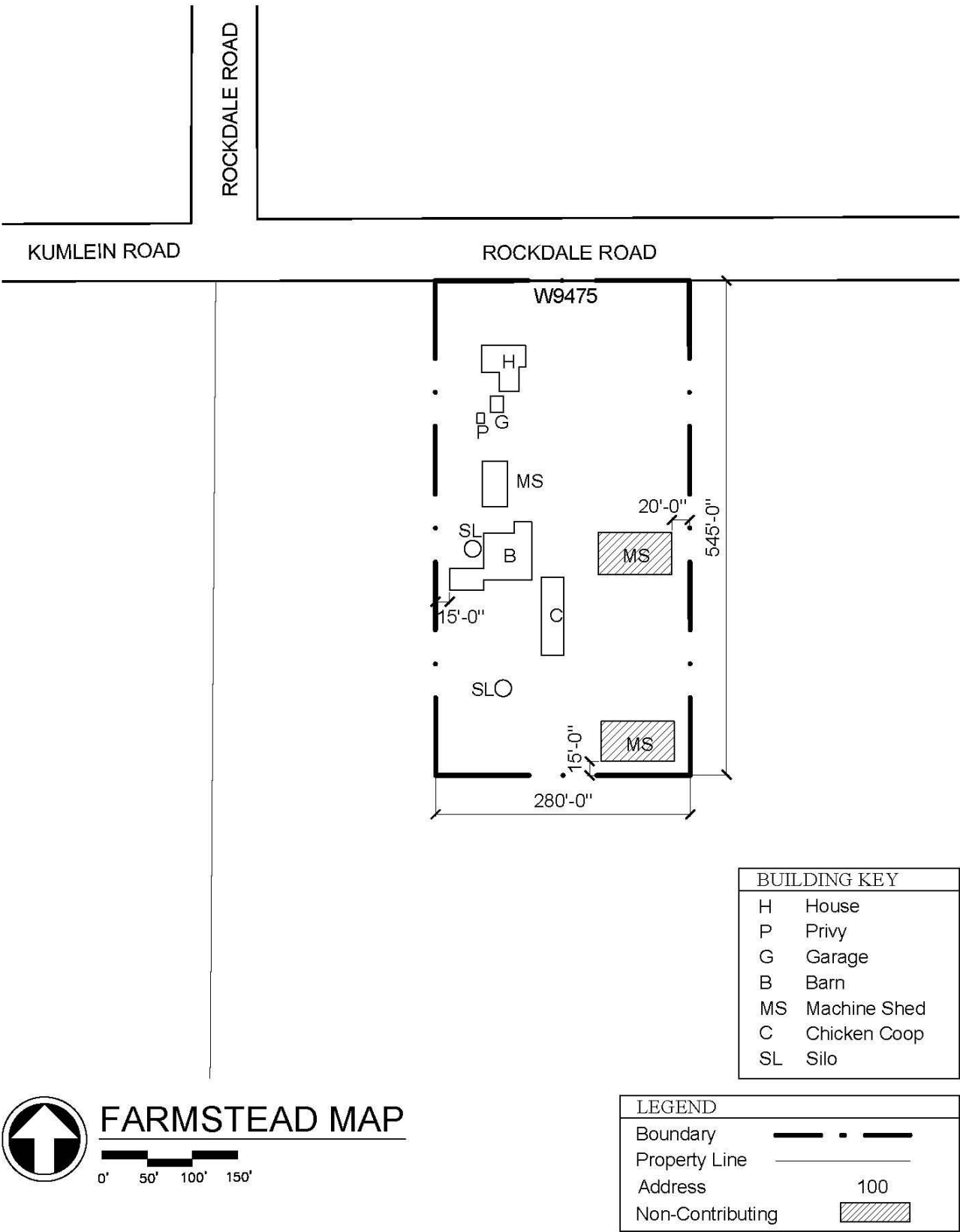
Building Inventory

The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
W9132 County Road C	Gideon Ives Farmstead House	1844	Greek Revival	C
W9132 County Road C	Gideon Ives Farmstead Garage	> 1938	Astylistic Utilitarian	C
W9132 County Road C	Gideon Ives Farmstead Privy	< 1938	Astylistic Utilitarian	C
W9132 County Road C	Gideon Ives Farmstead Barn	< 1938	Astylistic Utilitarian	C
W9132 County Road C	Gideon Ives Farmstead Tobacco Barn	< 1938	Astylistic Utilitarian	C
W9132 County Road C	Gideon Ives Farmstead Animal Barn	> 1938	Astylistic Utilitarian	C
W9132 County Road C	Gideon Ives Farmstead Granary	< 1938	Astylistic Utilitarian	C
W9132 County Road C	Gideon Ives Farmstead Shed	> 1938	Astylistic Utilitarian	C
W9132 County Road C	Gideon Ives Farmstead Chicken Coop	> 1938	Astylistic Utilitarian	C
W9132 County Road C	Gideon Ives Farmstead Corn Crib	> 1938	Astylistic Utilitarian	C

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Proposed Daniel Pierce Farmstead Map



Proposed Daniel Pierce Farmstead

Narrative Description

The proposed Daniel Pierce Farmstead is a well-defined cluster of 8 buildings and 2 structures situated in Section 18 of the Town of Sumner located along Rockdale Road at Kumlein Road. The farmstead began around 1852 and was developed over the next century. By consulting aerial photographs of the county taken in 1938, it is known that two barns have been demolished and that four outbuildings have been constructed since that time. Representative of the prevailing architectural styles of their time, Gabled Ell and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Daniel Pierce Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed during the mid -nineteenth to mid-twentieth century, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 8 contributing and 2 non-contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with W9475 Rockdale Road around the contributing and non-contributing resources within the farmstead. The boundaries of the proposed Daniel Pierce Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 3.53 acres.

Boundary Justification

The boundaries of the proposed Daniel Pierce Farmstead enclose the area historically associated with the farmstead's 8 contributing and 2 non-contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
W9475 Rockdale Road	Daniel Pierce Farmstead House	1852	Gabled Ell	C
W9475 Rockdale Road	Daniel Pierce Farmstead Garage	> 1938	Astylistic Utilitarian	C
W9475 Rockdale Road	Daniel Pierce Farmstead Privy	< 1938	Astylistic Utilitarian	C

W9475 Rockdale Road	Daniel Pierce Farmstead Barn	< 1938	Astylistic Utilitarian	C
W9475 Rockdale Road	Daniel Pierce Farmstead Machine Shed	< 1938	Astylistic Utilitarian	C
W9475 Rockdale Road	Daniel Pierce Farmstead Machine Shed	> 1938	Astylistic Utilitarian	NC
W9475 Rockdale Road	Daniel Pierce Farmstead Machine Shed	> 1938	Astylistic Utilitarian	NC
W9475 Rockdale Road	Daniel Pierce Farmstead Chicken Coop	< 1938	Astylistic Utilitarian	C
W9475 Rockdale Road	Daniel Pierce Farmstead Silo	< 1938	Astylistic Utilitarian	C
W9475 Rockdale Road	Daniel Pierce Farmstead Silo	> 1938	Astylistic Utilitarian	C

Resources Included in this Survey

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
Jefferson	N3385 Banker Road	George Jr. & Henrietta Heid House	c.1877	Gabled Ell
Jefferson	N3497 Banker Road	George Sr. & Christina Heid House	c.1870	Gabled Ell
Jefferson	N3123 Buena Vista Road	Frederick & Sarah Brietzke House	1966	Ranch
Jefferson	N4702 Christberg Road	Christberg Lutheran Church	1880	Front Gable
Jefferson	N4388 County Road D	Jonathon Neipert House	c.1900	Side Gable
Jefferson	N3402 County Road G	J.C. Ward House	c.1900	Queen Anne
Jefferson	N4212 County Road G	Edward Uglov House	c.1860	Gabled Ell
Jefferson	N4360 County Road G	Flanagan School	1921	One-Story Cube
Jefferson	N4830 County Road G	House	1966	Ranch
Jefferson	W6241 County Road J	Fred G. & Bertha Langholff House	c.1900	Side Gable
Jefferson	W6420 County Road J	Charles D. & Christina Arity House	c.1885	Front Gable
Jefferson	W6604 County Road J	Michael Miller House	c.1885	Gabled Ell
Jefferson	N3065 County Road K	Patricia Will House	1960	Ranch
Jefferson	N3093 County Road K	Leroy & Loretta Gronert House	1962	Ranch
Jefferson	N3269 & N3271 Cty Rd. K	Edward Arthur & Bertha Hake House	c.1887	Queen Anne
Jefferson	N3445 County Road K	Shed		Quonset
Jefferson	N3465 County Road K	David Hake Barn		Astyl. Utilitarian
Jefferson	N3527 County Road K	Commercial Building	1957	20th Cen. Comm.
Jefferson	N3720 County Road K	Apartment Building	1955	Contemporary
Jefferson	N3015 County Road N	Paul Junghaus House	c.1923	Tudor Revival
Jefferson	N3015 County Road N	House	<1915	Gabled Ell
Jefferson	N3063 County Road N	Curtis Mill School	1886	Astyl. Utilitarian
Jefferson	N3110 County Road N	C. Curtis House	1845	Greek Revival
Jefferson	W3380 County Road N	Fred G. & Bertha S. Langhoff House	c.1886	Gabled Ell
Jefferson	N3733 County Road W	Silas Rawson & Adeline Stevens House	c.1855	Cross Gable
Jefferson	N3807 County Road Y	Carl Prell Farmstead House	c.1860	Italianate
Jefferson	N3807 County Road Y	Carl Prell Farmstead Smokehouse	< 1938	Astyl. Utilitarian
Jefferson	N3807 County Road Y	Carl Prell Farmstead Barn	< 1938	Astyl. Utilitarian
Jefferson	N3807 County Road Y	Carl Prell Farmstead Basement Barn	< 1938	Astyl. Utilitarian
Jefferson	N3807 County Road Y	Carl Prell Farmstead Shed	< 1938	Astyl. Utilitarian
Jefferson	N3807 County Road Y	Carl Prell Farmstead Milk House	< 1938	Astyl. Utilitarian
Jefferson	N4064 County Road Y	Adam Wedl House	c.1890	Gabled Ell
Jefferson	N4635 County Road Y	Rose Marie Kennedy House	1958	Ranch
Jefferson	N4637 County Road Y	St. Coletta School Alverno Dormitory	1937	Georgian Revival
Jefferson	N4637 County Road Y	St. Coletta School Alverno Pavilion	c.1960	Astyl. Utilitarian
Jefferson	N4637 County Road Y	St. Coletta School Alverno Mini. Golf Course	c.1960	NA
Jefferson	N4895 County Road Y	G. Reuth House	1865	Greek Revival
Jefferson	W4234 County Road Y	George Grimm House	c.1870	Gabled Ell
Jefferson	W4354 County Road Y	Michael Mattes House	c.1860	Gabled Ell
Jefferson	N4096 Duck Creek Road	Duck Creek School	1871	Greek Revival
Jefferson	N4257 Duck Creek Road	J. Lembrick House	c.1900	Side Gable
Jefferson	W3328 Gruennert Street	Harlan & Donna Rae Dorn House	1956	Ranch
Jefferson	W3342 Gruennert Street	Lyle & Mildred Gruennert House	1956	Ranch
Jefferson	N4669 N. Helenville Road	George Straeng House	c.1880	Gabled Ell
Jefferson	N4656 N. Helenville Road	St. Peter Evangelical Lutheran Church	1902	Gothic Revival
Jefferson	N4676 N. Helenville Road	St. Peter Evangelical Lutheran School	1914	Other Vernacular
Jefferson	N4677 N. Helenville Road	Daniel & Michelle Lohr House	1954	Side Gable
Jefferson	N4682 N. Helenville Road	Roy F. & Marie Muck House	1918	Dutch Col. Rev.
Jefferson	N4685 N. Helenville Road	House	1933	Tudor Revival
Jefferson	N4709 N. Helenville Road	J. Hoffman House	c.1900	Queen Anne

Jefferson	N4713 N. Helenville Road	L. Lembrich House	c.1880	Queen Anne
Jefferson	N4714 N. Helenville Road	Henry W. & Millie Ruel House	c.1887	Queen Anne
Jefferson	N4759 N. Helenville Road	Mathilda Margaretha Carmichael House	c.1900	Queen Anne
Jefferson	N4751 N. Helenville Road	Helenville State Graded School	1903	Romanesque Rev.
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead House	c.1900	Queen Anne
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Barn	< 1938	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Animal Barn	< 1938	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Threshing Barn	< 1938	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Shed	< 1938	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Shed	> 1938	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Silo	< 1938	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Silo	> 1938	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Silo	> 1938	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Corn Crib	< 1938	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Corn Crib	> 1940	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Corn Crib	> 1938	Astyl. Utilitarian
Jefferson	N4775 N. Helenville Road	George Jr. & Mary Maurer Farmstead Wind Mill	< 1938	Astyl. Utilitarian
Jefferson	N4806 N. Helenville Road	Melvin A. & Joann Gleiter House	1967	Ranch
Jefferson	W6144 Hoard Road	Aaron & Elizabeth Hake House	c.1880	Gabled Ell
Jefferson	W6356 Hoard Road	Fred Thielke House	c.1870	Side Gable
Jefferson	W6746 Hoard Road	Frank Millard House	c.1880	Side Gable
Jefferson	N3084 Jaeckel Road	G. Palm House	1927	Tudor Revival
Jefferson	W6509 Jones Lane	Mason Barn	1847	Astyl. Utilitarian
Jefferson	W6555 Kiesling Road	Simeon M. Jaycox House	c.1865	Gabled Ell
Jefferson	W2654 Markert Road	John Reinel House	1882	Gabled Ell
Jefferson	W3090 Markert Road	Fred Haag House	1932	Amer. Foursquare
Jefferson	W3105 Markert Road	A. Hoffman House	1930	Gabled Ell
Jefferson	W5145 Meirkwood Drive	Richard Schocker House	1972	Contemporary
Jefferson	N3898 Paradise Road	Wolf School	c.1870	Front Gable
Jefferson	N4547 S. Schopen Road	Nick Schopen House	1906	Other Vernacular
Jefferson	W3059 & W3061 USH 12	John Ward House	c.1850	Greek Revival
Jefferson	W3059 & W3061 USH 12	John Ward Barn	1890	Astyl. Utilitarian
Jefferson	W3104 U.S. Highway 12	Stephen & Caroline Ward House	c.1863	Side Gable
Jefferson	W3104 U.S. Highway 12	Stephen & Caroline Ward Shed	c.1870	Astyl. Utilitarian
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward House	c.1885	Gabled Ell
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Stable	c.1880	Astyl. Utilitarian
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Barn	c.1880	Astyl. Utilitarian
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Stable	c.1880	Astyl. Utilitarian
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Machine Shed	c.1910	Astyl. Utilitarian
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Garage	c.1910	Astyl. Utilitarian
Jefferson	W3114 U.S. Highway 12	Clarence Eugene & Alice A. Ward Silo		Astyl. Utilitarian
Jefferson	N3379 U.S. Highway 18	House	c.1880	Gabled Ell
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead House	c.1860	Gabled Ell
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead Privy	< 1938	Astyl. Utilitarian
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead Barn	< 1938	Astyl. Utilitarian
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead Machine Shed	< 1938	Astyl. Utilitarian
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead Shed	< 1938	Astyl. Utilitarian

Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead Granary	< 1938	Astyl. Utilitarian
Jefferson	W2803 U.S. Highway 18	J.F. Keller Farmstead Corn Crib	< 1938	Astyl. Utilitarian
Jefferson	W3204 U.S. Highway 18	B. Keller House	c.1860	Gabled Ell
Jefferson	W3255 U.S. Highway 18	St. Peter Evangelical Lutheran School	1960	Contemporary
Jefferson	W3262 U.S. Highway 18	Oscar & Lena Koeppel House	c.1916	Dutch Col. Rev.
Jefferson	W3291 U.S. Highway 18	H. Keuler House	1924	Bungalow
Jefferson	W3297 U.S. Highway 18	House	c.1880	Gabled Ell
Jefferson	W3319 U.S. Highway 18	House	c.1880	Gabled Ell
Jefferson	W3320 U.S. Highway 18	Commerical Building	c.1880	20th Cen. Comm.
Jefferson	W3325 U.S. Highway 18	Commercial Building	c.1885	Comm. Vernacular
Jefferson	W3664 U.S. Highway 18	J.N. & Margeret Walter House	c.1860	Gabled Ell
Jefferson	W4044 U.S. Highway 18	Jonathon Wittl House	1878	Greek Revival
Jefferson	W4110 U.S. Highway 18	Joe Schuld House	1932	Gabled Ell
Jefferson	W4110 U.S. Highway 18	Andrew Reinel Barn		Astyl. Utilitarian
Jefferson	W4114 U.S. Highway 18	Andrew Reinel House	1886	Gabled Ell
Jefferson	W4286 U.S. Highway 18	George Wittl House	c.1890	Gabled Ell
Jefferson	W4499 U.S. Highway 18	Grossville School	1881	Front Gable
Jefferson	W4771 U.S. Highway 18	John Gross House	1965	Side Gable
Jefferson	W4875 U.S. Highway 18	St. Lawrence Catholic Church	1862	Romanesque Rev.
Jefferson	W4875 U.S. Highway 18	St. Lawrence Catholic School	1868	Italianate
Jefferson	W4926 U.S. Highway 18	St. Lawrence Catholic Rectory	1894	Romanesque Rev.
Jefferson	W5002 U.S. Highway 18	Jacob Werner Building	1941	20th Cen. Comm.
Jefferson	W5042 U.S. Highway 18	Herbert A. & Marian Schiferl House	1954	Ranch
Jefferson	W5092 U.S. Highway 18	House	c.1960	Contemporary
Jefferson	W5950 U.S. Highway 18	Charles Stoppenbach House	c.1870	Gabled Ell
Jefferson	W5950 U.S. Highway 18	Charles Stoppenbach Barn		Astyl. Utilitarian
Jefferson	W6221 U.S. Highway 18	Richard & Janet Voeltz House	1957	Ranch
Jefferson	N2926 Will Road	Henry Krenz House	c.1870	Italianate
Jefferson	W3839 Will Road	Joseph Schopen House	1960	Ranch
Koshkonong	N1828 Blackhawk Island Rd.	Dean E. & Janice Helwig House	1964	Rustic Style
Koshkonong	N1859 Blackhawk Island Rd.	Howard & Elaine Cloute House	1953	Ranch
Koshkonong	W6492 Campus Drive	G. Spiegel House	c.1860	Greek Revival
Koshkonong	W4912 Carnes Road	Charles Kutz House	c.1880	Amer. Foursquare
Koshkonong	N1728 County Road K	George & Verona Martsolf House	1951	Ranch
Koshkonong	W5330 County Road M	H. Merriman House	1872	Gabled Ell
Koshkonong	W5874 County Road M	Albert Warnke House	c.1938	Side Gable
Koshkonong	N2202 County Road N	John Mack House	c.1870	Gabled Ell
Koshkonong	W5647 Creamery Road	Levi Wescott House	c.1870	Gabled Ell
Koshkonong	N2717 Curtis Mill Road	William Rosentretter House	1906	Two-Story Cube
Koshkonong	W6355 Eastern Avenue	WFAW Radio Station	1963	Contemporary
Koshkonong	W6390 Eastern Avenue	Duane E. & Joyce Johnson House	1959	Ranch
Koshkonong	N819 Fairway Drive	House	1988	Split-Level
Koshkonong	W6702 Garvert Lane	Finches Corner School	1900	Front Gable
Koshkonong	N1508 Groeler Road	H.L. Beemer House	c.1850	Italianate
Koshkonong	W5843 Hackbarth Road	James E. & Dorothy D. Wollet House	1981	Colonial Revival
Koshkonong	W5750 Hoge Road	August J. Jr. & Joyce Lehman House	1971	Ranch
Koshkonong	W7526 Koshkonong Mounds Rd.	M.J. Swart House	1891	Queen Anne
Koshkonong	W7670 Koshkonong Mounds Rd.	Koshkonong Mounds Country Club	1973	Ranch
Koshkonong	N1791 S. Main Street	Raymond D. & Edna Black House	1957	Ranch
Koshkonong	N714 McIntyre Road	George Green House	c.1910	Amer. Foursquare
Koshkonong	W5190 Meske Road	William Galloway House	c.1870	Gabled Ell
Koshkonong	N325 Oak Clay Drive	Dennis K. & Margaret E. Rohrs House	1968	Ranch
Koshkonong	N1096 Are not eligible	Frank Kammath House	c.1900	Colonial Revival
Koshkonong	N240 Are not eligible	Glacial River Trail Covered Bridge		Astyl. Utilitarian

Koshkonong	N1014 Poeppel Road	A.F. Wegner House	1894	Cross Gable
Koshkonong	N1022 Poeppel Road	O.D. Strong Barn		Astyl. Utilitarian
Koshkonong	N1355 Poeppel Road	O.D. Strong House	c.1880	Italianate
Koshkonong	N143 Poeppel Road	August Schmidt House	c.1890	Two-Story Cube
Koshkonong	N232 Poeppel Road	Barn		Astyl. Utilitarian
Koshkonong	N1724 Riggert Road	Ralph E. & Mary Provenzano House	1960	Contemporary
Koshkonong	1216 Sherman Avenue W	House	1949	Colonial Revival
Koshkonong	W5609 Star School Road	Star School	1871	Front Gable
Koshkonong	W5872 Star School Road	G.D. Telfer House	c.1870	Gabled Ell
Koshkonong	W7208 State Highway 106	Ewald J. & Joyce Reichert House	1970	Prairie School
Koshkonong	N302 Twinkling Star Road	Frank Willegal House	1928	Colonial Revival
Koshkonong	N1314 U.S. Highway 12	Charles Hutchins House	c.1870	Side Gable
Koshkonong	N1351 U.S. Highway 12	C. Schroeder House	c.1900	Gabled Ell
Koshkonong	N1873 U.S. Highway 12	John Kyle House	c.1900	Amer. Foursquare
Koshkonong	N202 U.S. Highway 12	Albert Larkin House	c.1900	Amer. Foursquare
Koshkonong	N380 U.S. Highway 12	D. McCane House	c.1900	Gabled Ell
Koshkonong	N491 U.S. Highway 12	Michael Ward House	1870	Gabled Ell
Koshkonong	W6725 U.S. Highway 12	Charles Mode House	c.1915	Bungalow
Koshkonong	W6744 U.S. Highway 12	C. Francesco House	1900	Gabled Ell
Koshkonong	W6947 U.S. Highway 12	Edmund & Mary Ann Chapman House	1850	Gabled Ell
Koshkonong	W6947 U.S. Highway 12	Silo		Astyl. Utilitarian
Koshkonong	N1097 Vinne Ha Road	D. Tilton Cottage	1928	Bungalow
Oakland	N3798 Airport Road	Charlie Radloff House	c.1890	Gabled Ell
Oakland	N4270 Alpine Village Lane	House	1958	Ranch
Oakland	N4276 Alpine Village Lane	House	1957	Bungalow
Oakland	N4294 Alpine Village Lane	Alpine Village Resort Shed	1953	Swiss Chalet
Oakland	N4294 Alpine Village Lane	Alpine Village Resort Shed	1953	Swiss Chalet
Oakland	N4294 Alpine Village Lane Unit #1	Alpine Village Resort Cottage #1	1953	Swiss Chalet
Oakland	N4294 Alpine Village Lane Unit #2	Alpine Village Resort Cottage #2	1953	Swiss Chalet
Oakland	N4294 Alpine Village Lane Unit #3	Alpine Village Resort Cottage #3	1953	Swiss Chalet
Oakland	N4294 Alpine Village Lane Unit #4	Alpine Village Resort Cottage #4	1953	Swiss Chalet
Oakland	N4294 Alpine Village Lane Unit #5	Alpine Village Resort Cottage #5	1953	Swiss Chalet
Oakland	N4294 Alpine Village Lane Unit #6	Alpine Village Resort Lodge	1953	Swiss Chalet
Oakland	N4314 Alpine Village Lane	Methodist Society Lodge	c.1900	Front Gable
Oakland	N4314 Alpine Village Lane	Methodist Society Cottage	c.1910	Side Gable
Oakland	N4314 Alpine Village Lane	Methodist Society Cottage	c.1920	Side Gable
Oakland	N4314 Alpine Village Lane	Methodist Society Cottage	c.1920	Side Gable
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Bunk House	c.1930	Front Gable
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Bunk House	c.1930	Front Gable
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Bunk House	c.1930	Front Gable
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Recreation Hall	c.1960	Contemporary
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Epworth Hall	1969	Contemporary
Oakland	N4314 Alpine Village Lane	Willerup Bible Camp Pump House	1974	Astyl. Utilitarian
Oakland	N4318 Alpine Village Lane	Willerup Bible Camp Chapel	c.1930	Octagon
Oakland	N4330 Alpine Village Lane	H. & Belle Olsen Cottage	c.1900	Side Gable
Oakland	N4330 Alpine Village Lane	H. & Belle Olsen Shed	c.1900	Astyl. Utilitarian
Oakland	N3310 Asje Road	Ona Oleson Farmstead House	c.1860	Italianate
Oakland	N3310 Asje Road	Ona Oleson Farmstead Garage	> 1938	Astyl. Utilitarian

Oakland	N3310 Asje Road	Ona Oleson Farmstead Privy	< 1938	Astyl. Utilitarian
Oakland	N3310 Asje Road	Ona Oleson Farmstead Barn	< 1938	Astyl. Utilitarian
Oakland	N3310 Asje Road	Ona Oleson Farmstead Animal Barn	< 1938	Astyl. Utilitarian
Oakland	N3310 Asje Road	Ona Oleson Farmstead Shed	< 1938	Astyl. Utilitarian
Oakland	N3310 Asje Road	Ona Oleson Farmstead Shed	> 1938	Astyl. Utilitarian
Oakland	N3310 Asje Road	Ona Oleson Farmstead Chicken Coop	> 1938	Astyl. Utilitarian
Oakland	N3310 Asje Road	Ona Oleson Farmstead Corn Crib	> 1938	Astyl. Utilitarian
Oakland	N3310 Asje Road	Ona Oleson Farmstead Silo	> 1938	Astyl. Utilitarian
Oakland	W9445 Beach Court	House	1960	Contemporary
Oakland	N2983 Block Lane	Andrew Jaegger House	c.1860	Gabled Ell
Oakland	W9539 Blue Jay Way	House	1957	Ranch
Oakland	W9329 Britzke Road	J.N. Kennedy House	c.1880	Side Gable
Oakland	N4086 County Road A	Lake Ripley School	1874	Front Gable
Oakland	N2629 County Road C	M. Carlson Farmstead House	c. 1890	Italianate
Oakland	N2629 County Road C	M. Carlson Farmstead Garage	> 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Privy	< 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Barn	< 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Tobacco Barn	< 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Animal Barn	< 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Animal Barn	< 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Machine Shed	> 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Machine Shed	> 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Shed	> 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Shed	> 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Chicken Coop	> 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Silo	< 1938	Astyl. Utilitarian
Oakland	N2629 County Road C	M. Carlson Farmstead Corn Crib	> 1938	Astyl. Utilitarian
Oakland	N2762 County Road C	Louis Kump Farmstead House	1874	Gabled Ell
Oakland	N2762 County Road C	Louis Kump Farmstead Summer Kitchen	> 1938	Astyl. Utilitarian
Oakland	N2762 County Road C	Louis Kump Farmstead Garage	> 1938	Astyl. Utilitarian
Oakland	N2762 County Road C	Louis Kump Farmstead Barn	< 1938	Astyl. Utilitarian
Oakland	N2762 County Road C	Louis Kump Farmstead Machine Shed	< 1938	Astyl. Utilitarian
Oakland	N2762 County Road C	Louis Kump Farmstead Machine Shed	< 1938	Astyl. Utilitarian
Oakland	N2762 County Road C	Louis Kump Farmstead Corn Crib	> 1938	Astyl. Utilitarian
Oakland	N2762 County Road C	Louis Kump Farmstead Corn Crib	> 1938	Astyl. Utilitarian
Oakland	W9132 County Road C	Gideon Ives Farmstead House	1844	Greek Revival
Oakland	W9132 County Road C	Gideon Ives Farmstead Garage	> 1938	Astyl. Utilitarian
Oakland	W9132 County Road C	Gideon Ives Farmstead Privy	< 1938	Astyl. Utilitarian
Oakland	W9132 County Road C	Gideon Ives Farmstead Barn	< 1938	Astyl. Utilitarian
Oakland	W9132 County Road C	Gideon Ives Farmstead Tobacco Barn	< 1938	Astyl. Utilitarian
Oakland	W9132 County Road C	Gideon Ives Farmstead Animal Barn	> 1938	Astyl. Utilitarian
Oakland	W9132 County Road C	Gideon Ives Farmstead Granary	< 1938	Astyl. Utilitarian
Oakland	W9132 County Road C	Gideon Ives Farmstead Shed	> 1938	Astyl. Utilitarian
Oakland	W9132 County Road C	Gideon Ives Farmstead Chicken Coop	> 1938	Astyl. Utilitarian
Oakland	W9132 County Road C	Gideon Ives Farmstead Corn Crib	> 1938	Astyl. Utilitarian
Oakland	W9592 County Road C	Southwest Oakland School	1885	Front Gable
Oakland	N3237 County Road G	Clarence J. & Bertha H. Ward House	c.1890	Gabled Ell
Oakland	N3237 County Road G	Ward's Creamery	c.1890	Front Gable
Oakland	N2560 County Road J	St. John Evangelical Church	1889	Gothic Revival
Oakland	W7495 County Road J	Frank Schroedel House	c.1900	Queen Anne
Oakland	N2531 Evenson Road	House	1955	Ranch
Oakland	N4376 Friedel Avenue	Maple Villa Hotel	c.1910	Bungalow
Oakland	N4421 Friedel Avenue	House	1974	Swiss Chalet

Oakland	N4439 Friedel Avenue	House	1974	A-Frame
Oakland	W9469 Golf Side Lane	House	c.1940	Colonial Revival
Oakland	W7997 Hope Lake Road	Samuel Buchanan House	1858	Side Gable
Oakland	W9288 Hope Lake Road	A.E. Morton House	c.1880	Second Empire
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Lodge	1953	Front Gable
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Tent Platform	c.1970	Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Tent Platform	c.1970	Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Tent Platform	c.1970	Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Tent Platform	c.1970	Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Tent Platform	c.1970	Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Tent Platform	c.1970	Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Tent Platform	c.1970	Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Tent Platform	c.1970	Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Tent Platform	c.1970	Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Tent Platform	c.1970	Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Washing Shelter		Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Picnic Shelter		Astyl. Utilitarian
Oakland	N4198 Island Lane	Hoard & Curtis Scout Camp Picnic Shelter		Astyl. Utilitarian
Oakland	N4341 Kreklow Road	Carl Eben House	c.1860	Other Vernacular
Oakland	W9087 Lakeview Drive	Olin C. Parker Cottage	c.1941	Rustic Style
Oakland	N4513 Linda Street	Cottage	1926	Side Gable
Oakland	N4517 Linda Street	Cottage	1926	Side Gable
Oakland	W9666 North Street	F.P. Henning House	c.1880	Queen Anne
Oakland	W9681 North Street	House	c.1880	Queen Anne
Oakland	W9268 Oakland Pass	Ole Gunderson House	1922	Bungalow
Oakland	N3651 N. Oakland Road		1949	20th Cen. Comm.
Oakland	N3634 N. Oakland Road	Oakland Center School	1878	Front Gable
Oakland	N3715 Oestreich Lane	Weckler House	1869	Side Gable
Oakland	N4333 Park Drive	Elmer C. Wurtz Cottage	c.1941	Rustic Style
Oakland	N4310 Park Road	Ripley Park Shelter	1963	Rustic Style
Oakland	N4368 Park Road	Fred Mehltrittter Motel Unit #1	c.1940	Tudor Revival
Oakland	N4368 Park Road	Fred Mehltrittter Motel Unit #2	c.1940	Tudor Revival
Oakland	N4368 Park Road	Fred Mehltrittter Motel Units #3 & #4	c.1940	Side Gable
Oakland	N4468 Park Road	E.N. Potter House	c.1900	Side Gable
Oakland	W7758 Perry Road	William Eustis House	1848	Octagon
Oakland	W7880 Perry Road	Christopher Lean House	c.1890	Amer. Foursquare
Oakland	W7933 Perry Road	H. Henderson House	1852	Greek Revival
Oakland	W7995 Perry Road	Richard Lean House	c.1890	Gabled Ell
Oakland	W8307 Perry Road	Perry House	c.1940	Amer. Foursquare
Oakland	W9408 Porter Road	House	c.1950	Ranch
Oakland	W9034 Ripley Road	House	1963	Ranch
Oakland	W9039 Ripley Road	Cottage	c.1940	Rustic Style
Oakland	W9048 Ripley Road	H.C. Thee Cottage	c.1941	Rustic Style
Oakland	W9065 Ripley Road	House	1960	Side Gable
Oakland	W9081 Ripley Road	A.K. Ruxton House	c.1940	Amer. Foursquare
Oakland	W9097 Ripley Road	House	1961	Ranch
Oakland	W9103 Ripley Road	House	1961	Side Gable
Oakland	W9172 Ripley Road	Miner Knilans House	c.1940	Bungalow
Oakland	W9226 Ripley Road	Robert Thompson Cottage	1936	Rustic Style
Oakland	W9278 Ripley Road	House	c.1940	Bungalow
Oakland	W9308 Ripley Road	House	c.1940	Bungalow
Oakland	W9390 Ripley Road	House	1950	Rustic Style
Oakland	N2951 E. Rockdale Road	House	1978	Contemporary
Oakland	N3420 E. Rockdale Road	L.G. Anderson House	1925	Tudor Revival
Oakland	W7889 Scheppert Road	Ripley School	1861	Greek Revival

Oakland	N4532 E. Shore Place Road	Cottage	c.1940	Rustic Style
Oakland	N4540 E. Shore Place Road	Cottage	c.1940	Rustic Style
Oakland	W9547 Skogen Road	House	1975	Side Gable
Oakland	N4186 Sleepy Hollow Road	C.W. Smith House	c.1900	Front Gable
Oakland	N4190 Sleepy Hollow Road	House	1962	Ranch
Oakland	N4203 Sleepy Hollow Road	House	1964	Ranch
Oakland	N4211 Sleepy Hollow Road	House	1962	Ranch
Oakland	N4266 Sleepy Hollow Road	House	1960	Ranch
Oakland	W7555 U.S. Highway 12	Goodrich House	1896	Queen Anne
Oakland	W7742 U.S. Highway 12	Charles Ebersohl House	1903	Queen Anne
Oakland	W7742 U.S. Highway 12	Charles Ebersohl Barn		Astyl. Utilitarian
Oakland	W8524 U.S. Highway 12	Free-Will Baptist Church	1878	Front Gable
Oakland	W8536 U.S. Highway 12	Oakland Town Hall	1882	Front Gable
Oakland	W8946 U.S. Highway 12	Mary Black House	c.1860	Side Gable
Oakland	W8946 U.S. Highway 12	Mary Black Barn		Astyl. Utilitarian
Oakland	W9156 U.S. Highway 12	Erastus & Marietta Snell House	c.1850	Front Gable
Oakland	W9156 U.S. Highway 12	Snell Smokehouse	c.1870	Astyl. Utilitarian
Oakland	W9156 U.S. Highway 12	Snell Barn	c.1870	Astyl. Utilitarian
Oakland	W9156 U.S. Highway 12	Snell Machine Shed		Astyl. Utilitarian
Oakland	W9442 U.S. Highway 12	Percy G. Saunders House	c.1940	Colonial Revival
Oakland	W9460 U.S. Highway 12	House		Side Gable
Oakland	W9477 U.S. Highway 12	William Phillips House	c.1880	Gabled Ell
Oakland	W9618 U.S. Highway 12	H. H. Potter House	c.1890	Gabled Ell
Oakland	W9638 U.S. Highway 12	J.W. Porter House	c.1880	Side Gable
Oakland	W9671 U.S. Highway 12	Arthur E. Meister House	1954	Colonial Revival
Oakland	W9680 U.S. Highway 12	Charles Stewart House	1912	Bungalow
Oakland	W9236 U.S. Highway 18	William Punzel House	1972	Tudor Revival
Oakland	W9527 U.S. Highway 18	House	1974	Ranch
Sumner	N2315 Becker Road	Philip Becker House	1854	Front Gable
Sumner	N1572 Bingham Road	Thomas North Jr. House	1862	Gabled Ell
Sumner	W7309 Blackhawk Island Rd.	Lorine Niedecker & Al Millen House	1964	One-Story Cube
Sumner	N1431 Carcajou Road	David & Mary Kopaz House	1948	Rustic Style
Sumner	W7638 Cemetery Road	Fred Scherwitz House	1926	Side Gable
Sumner	N1525 Church Street	Busseyville Grange Hall	1859	Other Vernacular
Sumner	N2305 County Road J	Blackhawk School	1908	Front Gable
Sumner	N1591 Joyce Road	William Loga Cottage	c.1920	Other Vernacular
Sumner	W9506 Kumlein Road	Busseyville School	1889	Front Gable
Sumner	W9583 Lake Drive	Randy & Vivian Noble House	1958	Ranch
Sumner	W9637 Lake Drive	Otto & Virginia Sarver House	1958	Ranch
Sumner	W9687 Lake Drive	Mark Reinecke House	1958	Contemporary
Sumner	W9696 Lake Drive	House	1932	Front Gable
Sumner	N1910 North Shore Road	J.J. Altpeter House	c.1870	Side Gable
Sumner	N1536 Rockdale Road	C. C. Reuterskiold House	1884	Gabled Ell
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead House	1852	Gabled Ell
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Garage	> 1938	Astyl. Utilitarian
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Privy	< 1938	Astyl. Utilitarian
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Barn	< 1938	Astyl. Utilitarian
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Machine Shed	< 1938	Astyl. Utilitarian
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Machine Shed	> 1938	Astyl. Utilitarian
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Machine Shed	> 1938	Astyl. Utilitarian
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Chicken Coop	< 1938	Astyl. Utilitarian
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Silo	< 1938	Astyl. Utilitarian
Sumner	W9475 Rockdale Road	Daniel Pierce Farmstead Silo	> 1938	Astyl. Utilitarian
Sumner	W7417 State Highway 106	Walter Markley House	1960	Contemporary

Sumner	W7845 State Highway 106	Franke Adrian House	c.1880	Gabled Ell
Sumner	W8635 State Highway 106	Edward Binkert House	c.1900	Dutch Col. Rev.
Sumner	W9144 State Highway 106	George Stafford Creamery	1870	Front Gable
Sumner	W8679 White Crow Road	L.C. Valentine House	1897	Dutch Col. Rev.
Sumner	W8717 White Crow Road	Charles J. Lee House	c.1860	Gabled Ell
Sumner	W8717 White Crow Road	Charles J. Lee Barn		Astyl. Utilitarian
Sumner	W8717 White Crow Road	Charles J. Lee Root Cellar		Astyl. Utilitarian
Sumner	W8717 White Crow Road	Charles J. Lee Ice House		Astyl. Utilitarian

Recommendations

Introduction

The survey should serve to enhance the overall historic preservation ethic in Jefferson County. It gives a brief history of the southwest quadrant of the county, identifies historic resources, and can serve as a basis for decision-making activities regarding those resources. This report can be used to create interest and awareness and promote historic resources and preservation issues in Jefferson County. This chapter outlines the many benefits of and economic incentives for historic preservation and provides preliminary recommendations for future preservation actions in the county.

Community Strategies for Historic Preservation

An historic preservation program can be one of the most effective forms of economic development that a municipality can support. Preservation stimulates both public and private investment in the community and supports major components of the local economy: tourism, construction, and real estate. Historic buildings attract customers and are often sought after, desirable pieces of real estate.

There are many benefits of historic preservation:

- Enjoyment of the community's heritage
- Improved property values
- Increased property tax receipts
- Investment in older & historic properties
- Increased tourism
- Greater flexibility in meeting Americans with Disabilities Act (ADA) in historic buildings
- More flexibility in meeting state building codes
- Greater community pride and an increased sense of belonging
- Increased attractiveness to new businesses
- Decreased crime and vandalism in historic areas
- Increased conservation of materials and natural resources
- Improved overall quality of life

In order to achieve these benefits, many incentives for historic preservation have been developed. There are several different types of tax incentives. Property owners who undertake a certified historic restoration or rehabilitation of their property are eligible for income tax credits.

Certain historic buildings are also exempt from property taxes, and tax deductions can be utilized for historic façade easements. Additionally, there are several building code incentives. Buildings listed in the National Register of Historic Places or buildings that are eligible for listing qualify for the International Existing Building Code's Historic Buildings Chapter which is slightly more lenient than the standard building code. There is also a greater flexibility in meeting the building requirements of the Americans with Disabilities Act (ADA). Further information regarding these incentives has been included in the appendix.

Recommendation for the Registration & Protection of Resources

Historic Preservation Ordinance

Before any of the above mentioned benefits of preservation can continue in Jefferson County, it is imperative that a formal county-wide historic preservation program be established. In 1994, an act of the Wisconsin Statutes was passed that required municipalities which have buildings listed in the National Register of Historic Places to “enact an ordinance to regulate any place, structure or object with a special character, historic, archaeological or aesthetic interest, or other significant value, for the purpose of preserving the place, structure or object and its significant characteristics.” Ordinances serve to protect extant historic resources and officially establish a Historic Preservation Commission. Such an ordinance has already been enacted by Jefferson County. This was a great step forward in protecting the county's historic structures.

Historic Preservation Commission

A group of individuals has been appointed for the commission. In the future, consideration should be given during appointments to ensure commission members possess knowledge, experience, and interest in the areas of history, historic preservation, historic architecture, real estate, and law. This commission should be commended on their ongoing efforts. They hold regular public meetings in order to tackle the tasks that lie ahead. It is their duty to establish planning policies, educate the community, and carry out the program. These tasks are imperative given the high profile threats and losses that the community has recently faced, such as the demolition the National Register listed Seaver-Fargo House in Korth Park in the Town of Lake Mills and many buildings along the U.S. Highway 26 corridor. If or when the budget permits, some consideration may be given to hiring a staff preservation consultant to keep the commission organized, set policies, and carry out the day-to-day operations of the program.

Certified Local Government

This survey was funded by a grant through the Wisconsin Historical Society. In the future, that same grant money could be used for preparation of an official county-wide preservation plan, public education, or National Register nominations. The Commission should continue their efforts as a Certified Local Government so that it may receive future grant monies. Several documents that discuss this matter are published by the Wisconsin Historical Society have been included in the appendix.

Local Landmarking of Historic Resources

It is hoped that this report will enliven the efforts of the Jefferson County Historic Sites Preservation Commission to continue to identify and landmark historic resources in the county. Priority should be given to locally landmarking resources identified in this report to build commission credibility and community awareness. Other resources, not identified in this report, should be considered afterwards. Care should be taken that future landmarking efforts of resources not identified in this report maintain a degree of consistency with regards to the resource's degree of architectural integrity and historical significance so as not to dilute the uniqueness of the previously landmarked properties.

National Register Nominations

This report has outlined 10 individual historic properties, 4 historic complexes, and 8 historic farmsteads that are potentially eligible for listing in the National Register of Historic Places. An effort should be made to follow through with National Register nominations for these individual properties, complexes, and farmsteads. The Historic Sites Preservation Commission should continue to apply for grants from the Wisconsin Historical Society to fund such nominations. The information contained in this survey report will act as a springboard for further research for these nominations.

Threats to Resources

Changes in modern conveniences and increasing public expectations have brought a great deal of pressure on older homes, especially those on historic farms. This has resulted in the demolition or relocation of a number of buildings, as well as unsympathetic additions and the replacement of original windows and siding with more modern materials which obscure unique historic details on hundreds of buildings throughout the county. These trends are expected to continue into the future. The Historic Sites Preservation Commission should keep abreast of upcoming projects at historic properties.

Public Education

In order to gain public support for preservation activities, it is important that the public be educated about the issues. It is also important to remind the community of the buildings that have already been lost as a means to protect historic buildings in the future. This can be accomplished in a variety of ways. Media, such as local television, radio, newspapers, and brochures, can spread the word to many. Markers and displays in public buildings, such as the local libraries or historical societies, can also bring awareness to the community. Tourism publications can educate visitors about Jefferson County's history. Self-guided or guided tours and tours of historic homes are often popular and can showcase the county's historic buildings to those within the community and interested visitors.

Lectures and workshops on preservation issues can also be useful. Historically appropriate maintenance, window replacement, residing, painting, and porch replacement should be promoted at these types of events.

A set of design guidelines for historic preservation can be developed and distributed to local architects, building owners, contractors, and others in the community. The City of Milwaukee's series of guides: *As Good as New: A Guide for Rehabilitating the Exterior of Your Old Milwaukee Home*; *Good for Business: A Guide to Rehabilitating the Exteriors of Older Commercial Buildings*; and *Living with History: A Guide to the Preservation Standards for Historically Designated Homes in Milwaukee* are excellent resources for any community and any preservation project.

Future Survey & Research Needs

This is not a complete history of the southwest quadrant of Jefferson County. It is hoped that this survey will be periodically updated and expanded upon. This report is subject to change. Additional research and clarifications should be incorporated and added to this report in the future. This is a living document and the beginning of an ongoing historic preservation effort that will continue for years to come in this community.

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Appendix

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WISCONSIN HISTORICAL SOCIETY

816 State Street • Madison, Wisconsin 53706 • (608) 264-6500

Division of Historic Preservation

Preservation Information

How to Gain Commission Credibility

Be accountable: adhere to the legal requirements of your local preservation ordinance.

Your local ordinance should specify what procedures the historic preservation commission must follow when meeting to decide upon proposed designations. Commissions unsure of the procedures should consult their local city or county attorneys.

Hold public meetings.

Historic preservation commissions are local governmental bodies and must conduct their business according to procedures that will satisfy Wisconsin's Open Meetings Law and due process requirements. All public hearings must be preceded by public notice.

Maintain accurate records.

Local preservation commissions should take and retain minutes of all meetings and hearings, maintain files containing significant information on all designated landmarks and historic districts, keep files on all applications for designations and certificates of appropriateness. After the local commission reaches a conclusion about a proposed designation, it must complete and retain a written report of its final decision.

Cultivate annual funding.

Local historic preservation commissions should seek annual budget appropriations. Even if they contain only small amounts of money, inclusion in local budgets can help commissions gain acceptance and support from their local governments.

Be able to show results.

Receipt of annual budgets can also aid commissions in establishing professional reputations. Local commissions will find municipal leaders more willing to allocate funding for special projects if preservation commissioners have responsibly administered funds and successfully completed

projects in the past. And, used widely, even small amounts of money can help commissions increase their productivity and effectiveness.

Adopt standard meeting procedures.

Local preservation commissions should adopt bylaws or rules of procedure to regulate their affairs. By adhering to their bylaws, commissions can better ensure that their actions do not appear arbitrary.

Develop good relationships.

Local historic preservation commissions must develop constructive working relationships with other municipal bodies such as planning boards, community development offices, city and town councils, local zoning administrators, building inspector and building department.

Be proactive rather than reactive.

It is often too late to save a building once a demolition permit has been used or once another municipal agency takes an action that adversely affects a historic property. By keeping themselves informed of other agency decisions and informing others of their own decisions, local preservation commissions can avoid, or at least anticipate, many problems.

Use a positive approach.

If the commission does not approve a project, it should explain in writing why the project is unacceptable and indicate a willingness to work with the applicant to revise the project. Constructive advice to improve projects should be offered.

Adhere to consistent standards.

Systematic enforcement of local ordinances and attention to legal requirements will enable local preservation commissions to decrease their chances of becoming involved in legal or political entanglements.

Publish preservation plans and design guidelines.

Historic preservation commissions should develop local historic preservation plans and work to see that such plans are integrated into the overall planning process in their communities. Historic preservation plans are management tools that help communities protect and enhance their historic properties and districts. Published design guidelines may be the single most helpful pamphlet produced by a commission.

Know your community's history.

A comprehensive knowledge of their communities' histories will help local commissions identify properties worthy of preservation.

Solicit public opinion.

When developing community preservation plans, local commissions should not forget to solicit public opinion. At hearings, commissions should allow property owners and other interested parties to express their views and present evidence. Involving residents and property owners can prove invaluable in gaining citizen support.

Know your local government.

By promoting the inclusion of historic preservation in traditional community planning, local commissions can heighten their communities' awareness of local history and simultaneously ensure that preservation receives attention along with other planning concerns. With the passage of the Comprehensive Planning & Smart Growth Law, it has become even more important for commissioners to work with community planners. The law requires that comprehensive plans attend to "cultural resources," which include historic places, such as historic buildings or archaeological sites.

Broaden public awareness.

- Run a series of articles on local historic properties in local newspapers.
- Develop a local architecture and preservation resource shelf at the local public library, including information about locally designated landmarks and copies of the local community's entries in the National Register of Historic Places and the Wisconsin Register of Historic Places.
- Create brochures, publications, slide programs and newsletters about historic properties and historic preservation in the community.
- Sponsor events and contests, such as neighborhood walking tours and poster contests in which local school children create posters depicting local landmarks.
- Organize workshops and special award presentations.
- Cooperate with local educational institutions and programs to integrate historic preservation into their curriculums.

More information on historic preservation commissions is available from the Division of Historic Preservation, Wisconsin Historical Society, 816 State St., Madison WI 53706.

*Contact Geoffrey Gyrisco
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*Visit the
Wisconsin Historical Society
Web site:
www.wisconsinhistory.org*



WISCONSIN HISTORICAL SOCIETY

816 State Street • Madison, Wisconsin 53706 • (608) 264-6500

Division of Historic Preservation

Preservation Information

Building Support for Local Historic Preservation

Preparing to Preserve: Changing Attitudes

Historic preservation programs try to prevent the loss of community memory and the destruction of community accomplishments. They help retain a sense of belonging and a sense of place, here and now, as well as for the future. Preservation programs help provide answers to overwhelming questions such as who we are, where we came from, where we're going, and why. Historic preservation also tries to answer simpler questions such as what have we accomplished in our communities, what is our inheritance and what will be our legacy? Historic preservation is also fun and profitable.

In fact, a local historic preservation program may be the simplest and most cost-effective economic development program a community can establish.

But first a local historic preservation program has to be created and supported.

Establishing a preservation program is generally not difficult to do, although it definitely takes persistence, patience and sometimes pestering. Making the program effective takes a lot more of the same.

Establishing a historic preservation program often requires a change in old notions, habits, and attitudes about the built environment and its value to the community. Sometimes it takes a thorough discussion of the rights and responsibilities of the community and its members in preserving the community's historical heritage for the well-being of all its citizens. Whose responsibility is it, after all, to ensure the continued existence of a community's irreplaceable historical heritage? Who will be the caretakers and the stewards of society's cultural accomplishments if not the members of that society?

Why Preserve?

Often, however, before those community responsibilities are recognized and accepted, before changes in attitude can occur, and before new programs can be established to address specific community issues, a strong and compelling case must be made for making those changes and instituting new programs.

Certainly this is true when advocating the establishment of a local historic preservation program, especially the

enactment of a local historic preservation ordinance, which is designed to protect the otherwise defenseless historic places in a community. Too often, the historic buildings and structures of a community are viewed as simply "old" or "decrepit" or "run-down" with little or no value, economically or aesthetically. At the same time, a well-meaning and well-crafted municipal preservation program designed to oversee the fate of a community's heritage is sometimes viewed as burdensome government intrusion.

Both of these attitudes—that old, historic buildings have little value and that local preservation programs somehow interfere with property rights—have to be examined and adjusted, if not substantially altered, for an effective local historic preservation program to be established and administered.

A Valuable Inheritance

Historic places—buildings, districts, sites—have great value to the community, as well as to individual property owners. They have great potential for continued use, re-use, and new uses.

In fact, historic properties may be the most valuable properties within the community. Their value lies in their rareness—historic properties are unique creations and can never be replaced—and in their special associations as familiar landmarks and worthy achievements that are comforting, pleasing and meaningful. Their value lies in the educational message they convey and in the continuity they provide between the past, present and the future. Finally, the value of historic properties lies in the pocket-book: historic properties are tourism assets, they attract customers, visitors and permanent residents, they are very desirable real estate because of their special character and central locations, and they are frequently eligible for special financial incentives and special building code treatment.

So valuable are historic and cultural properties to our society that local governments are strongly encouraged and supported by the state and federal government, including the U.S. Supreme Court, in their efforts to preserve, protect and ensure the continued existence of these important resources.

In short, there are many compelling reasons for establishing and carrying out an effective local preservation program, from improving the quality of life to increasing the economic base of the community to simply enjoying the accomplishments of those who preceded us.

Recognizing the benefits of a local preservation program and communicating those benefits to others in the community will help create a positive attitude toward historic preservation.

Gaining Support

An important early step in establishing a local historic preservation program, especially through the enactment of a local preservation ordinance, is to organize a group of like-minded citizens. Working in a political system to effect change or create new programs requires numbers, and in numbers lies political strength.

The new organization may be an informal group of concerned citizens or it may be a long-established, incorporated local organization. It may also be a brand new entity with the specific purpose of promoting historic preservation. Whatever the type of organization, the shared commitment of the members is very important, as is obtaining support of elected officials and community leaders at the very beginning of the effort.

Broad-based Backing

Informing the community about the new organization's existence and about the need for support to address the issue of preservation is very important. Also important is input from different sectors of the community: their ideas and assistance will provide a broad base of local support that will help to ensure success.

Overcoming the inevitable inertia in a community and changing old-fashioned attitudes can take time and patience, so it is important to maintain a strong and on-going base of supportive, enthusiastic and committed members to ensure the necessary continuity.

Identifying Issues

Identifying specific preservation-related issues needing attention is an important and obvious early undertaking. The more specific the issue, the more easily it can be addressed.

Threats of demolition, on-going deterioration due to neglect, recent losses of cultural resources, inappropriate zoning that might encourage destructive uses, lack of knowledge about appropriate design for historic buildings, lack of appreciation of the community's heritage—all are some of the issues that may need to be identified. The clear and urgent articulation of the issues will greatly strengthen the need for a preservation program and will assist in gaining further support.

Generate Interest in Issues

Attracting attention to the issues and generating interest is also vital. The media can be very helpful, as can special programs for the general public or special events designed to get the message out and attract additional support.

Photo displays of the "lost resources" of the community can be very effective; contests in the local newspaper to identify unusual architectural elements are fun; awards for recent well-done preservation or renovation projects help get the message out; and lectures and workshops on various preservation topics are always useful.

Strategies and Goals

The ultimate objective of a local historic preservation program is, of course, to ensure the continued existence of a community's heritage.

However, a number of short-term goals might be selected, along with the necessary strategies to reach those goals.

For instance, an immediate goal might be to save a threatened historic building or an endangered Indian mound where urgency is required. The strategy or strategies to reach this goal will be different from the strategies devised to obtain the goal of developing a long-range preservation plan for a local historic district or a plan for the entire community, which might take months of meetings and discussions and redraftings of proposals.

An appropriate goal at an early stage in a preservation program might be to educate the community, especially elected officials, about the community's history and the historical places that still exist—and to remind them of the irreplaceable heritage that has been lost already.

Other goals might be to create heritage tourism materials that attract visitors and attention to the community's heritage or to prepare design guidelines that promote appropriate maintenance and rehabilitation of historic neighborhoods. Frequently, goals also include efforts to nominate properties and districts to the National Register of Historic Places and the State Register of Historic Places, which makes them eligible for the income tax credits and other benefits of the state and federal programs.

Reaching for Goals

When the local preservation issues have been identified and reasonable goals have been formulated, specific strategies should be developed to reach those goals. There may be several goals (or short-term objectives) that have been identified, such as increasing the awareness, appreciation and knowledge of local cultural resources, producing a self-guided walking-tour brochure, and conducting an annual "tour of historic homes." Or there may be one major goal: the enactment of a local historic preservation ordinance for the protection of the remaining historical resources in the community.

Strategies to achieve the goals must be formulated. One strategy might be to conduct a survey to identify, document and evaluate the community's historical resources and to publish the information in attractive formats. This would help educate the community about its history and its heritage.

Another strategy might be to conduct workshops or informational meetings on historic preservation topics, which would help to increase preservation skills in the community. Or another strategy might be to conduct discussion sessions on the subject of protecting cultural resources or to draft a local historic preservation ordinance.

Many Strategies Exist

Many educational strategies or techniques have proven effective in raising an awareness of both the value of historic resources and their vulnerability to destruction. Historic house tours, weekend archeological digs, slide presentations at local service clubs, contests to identify little-

noticed historic architectural details in the community, restoration awards and recognition ceremonies, and workshops to learn about income tax credits for rehabilitating historic buildings or property tax exemptions for archeological sites are some reliable and effective techniques.

Benefits of Preservation

Reaching the goal of establishing an effective local historic preservation program through the enactment and administration of a local preservation ordinance brings with it many short-term, as well as long-term, benefits to individual property owners and the community as a whole.

Some of these benefits include:

- enjoyment of the community's heritage
- improved property values
- increased property tax receipts
- more investment in older and historic properties
- increased tourism
- limited protection from state or federally funded projects that threaten historic properties or neighborhoods, such as highway expansions
- greater flexibility in meeting Americans with Disabilities Act (ADA) in historic buildings
- more flexibility in meeting state building codes
- greater community pride and an increased sense of belonging
- increased attractiveness to new businesses

- consideration by assessors of historic designations that limit “highest and best use” development
- decreased crime and vandalism in historic areas
- increased conservation of materials and natural resources
- improved overall quality of life

None of the benefits of having a local historic preservation program can be attained without a strong commitment to the principles of preservation on the part of the citizens of the community. Like the basis for many successful and beneficial local programs, a historic preservation program requires a willingness to cooperate and to compromise, as well as a firm belief in the value of the program.

Building a Future

To appreciate, protect and celebrate the inheritance from the past is to have faith and confidence in the future. At its best, historic preservation recognizes and honors significant human accomplishments from the past and at the same time encourages people to create and enjoy their own contributions to our collective heritage.

**For more information, contact
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WISCONSIN HISTORICAL SOCIETY

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Division of Historic Preservation

Preservation Information

Creating A Preservation Ethic in Your Community

For the historic preservation movement to succeed at the local, state or national level, a preservation ethic must exist, to some degree, in members of our society.

Simply defined, a preservation ethic is a moral principle that instills a positive attitude toward the conservation of cultural resources in the face of forces that would diminish or destroy them.

A preservation ethic accepts the fact that people are caretakers and stewards of their historical heritage and reminds them that they are custodians as well as grateful beneficiaries of that inheritance. It is an attitude that believes, as Thomas Jefferson said, "the earth belongs *in usufruct* to the living," with the phrase "in usufruct" admonishing people to use and enjoy the world but not to harm it because it belongs to others, to all humankind.

Whether this attitude toward preserving our historic environment is called an "ethic" or a "responsibility" or an "attitude," it is important to encourage its growth and to instill this ethic in fellow citizens, civic leaders, decision-makers, and property owners.

What practical steps can be taken to encourage this positive attitude toward preservation?

Here are a few suggestions.

Set Examples.

One of the best ways to illustrate a "preservation ethic" for others is by example. By completing a preservation project (the rehabilitation of a historic building or the preservation of an Indian mound) or by reminding decision-makers, when a historic property is endangered, that a community's heritage is irreplaceable, the principles of preservation can be demonstrated and shared with others. By establishing and carrying out a local preservation program, which might include photographic exhibits of historic places, slide presentations and creation of educational publications, the general public will begin to appre-

ciate the concept—and the need—for preservation in their community. By exciting the imagination of the community with their unique heritage and irreplaceable architecture, preservationists can begin to impress on others the need for preservation.

A preservation ethic is defined by the choices that private individuals and public officials make regarding historic resources. To rehabilitate or not to rehabilitate; to demolish or not to demolish; to investigate and evaluate before decisions are made or to proceed without sufficient information; to plan for the long term or to succumb to short-term exigencies; to evaluate the consequences before the action is taken or to attempt to do so when it's too late: these are often the choices. And the choices made will indicate the existence of a preservation ethic—or the lack of one. Hopefully, the examples set will be positive ones.

Successful preservation undertakings are powerful, tangible examples of the preservation ethic "at work." And, almost without exception, historic preservation projects are universally praised and admired. As John Kenneth Galbraith, the economist, said, "Preservationists are the only people in the world who are invariably confirmed in their wisdom after the fact."

Get Organized.

By establishing an organized effort, no matter how small or informal, or by utilizing an existing organization, it is easier to promote a preservation ethic. Gathering like-minded people together promotes a sharing of concerns and commitment, and can establish a shared course of action to pursue preservation goals. A group is better able to request decisions that are positive for preservation at governmental meetings. There is strength in numbers.

The group might be citizens concerned about proposed changes in a neighborhood, or the group may have questions about the general course of community planning or land-use. The organization may be responding to a

specific threat to a historic or prehistoric property or to the realization that preservation is not a high priority in the community. The organizing effort may take advantage of an existing organization, such as a local historical society or other cultural group, by setting up a special committee within that group to address specific preservation issues.

The organizational effort may concentrate on using private resources, or it may focus on creating a public body, such as a landmarks or historic preservation commission established by the local government. Having both may be the most useful.

The point is, an organized group presents a more focused, more visible point of view, which helps when advocating a preservation ethic.

Establish Public Policies.

At some stage in promoting a preservation ethic, an effort must be made to create a public commitment to preservation: a "government ethic." This should include articulating a public policy within the local government and its agencies that encourages and supports the preservation of the community's historical heritage whenever possible. Just as the federal and state governments have such policies to help guide decision-making, local governments and agencies should formally recognize the value of historic preservation and establish policies and procedures to incorporate preservation into their programs. This could be accomplished through the incorporation of historic preservation into local comprehensive plans and into the zoning code, with the establishment of a commission, committee or board to carry out a public policy of historic preservation.

Likewise, the policies of private historical and cultural organizations should formally acknowledge that the preservation of cultural resources is an important goal. The efforts of private organizations should include promotion of a preservation ethic among its members and in the community at large.

Take Action.

"Preserve" is an active verb. The act of historic preservation is a series of actions. It is a process that depends on the involvement of people who will determine the fate of cultural resources. To help instill a preservation ethic, preservationists must be willing to take action, to take the first step, to stand up and make the case for preservation

whenever necessary, and to oppose ill-conceived proposals. Taking such actions not only sets good examples but inspires others to take similar actions.

Historic preservation demands action. Neglect or delay or inaction tends toward loss. To attempt to ensure the preservation of significant elements of the historic environment requires active personal involvement in local meetings and the sharing of ideas with elected officials; it requires attendance at educational workshops and conferences; it often requires an investment of time, labor and money; and it requires publicity and visibility. In short, active involvement as an individual or as part of a group brings the preservation ethic to life in a way that makes preservation meaningful and understandable to others.

Share the Philosophy.

Ask a preservationist why historic preservation is important, and undoubtedly many different, albeit related, reasons will be given. Some will relate to economic benefits of reusing resources; some will refer to the economic attractiveness of historic properties to buyers, investors and visitors; others will recount the esthetic benefits of preserving cultural landscapes and neighborhood architecture; others the knowledge that can be gained from the archeological evidence of the past. High on the list will also be the improved quality of life, heightened community pride, maintenance of a sense of place, and establishment of cultural continuity. There are many reasons why preservation is a meaningful and deeply satisfying activity.

A firm philosophical commitment to historic preservation on the part of individuals and organizations and a willingness to articulate and share that vision with others are important elements in how a preservation ethic becomes established.

Educate the Community.

Underlying any discussion of the establishment of a preservation ethic is the constant need for education. Without an understanding of the value of history, the benefits of preserving our patrimony, the consequences of the loss of our heritage, and the ways that preservation can be accomplished, our society will not embrace, let alone put into practice, a preservation ethic. Education must be on-going. An awareness and an appreciation of the cultural environment is essential. Education should involve the use of printed materials, special programs,

community events, workshops and seminars, the media, and discussions with elected officials. It should especially take place in the classrooms of our children.

Explaining the goals of preservation, the methods to attain those goals, the advantages to the community and to individual property owners, and addressing misconceptions and misinformation regarding preservation are all part of an educational program. Using educational resources that already exist makes this job much easier than ten years ago.

Much of what historic preservation has to offer is the result of common sense: recycling, cost-savings, visual attractiveness, quality environment, and an increased sense of belonging. Most people readily understand those goals. That's why historic preservation has been a very compelling social movement in the past twenty-five years. Educational efforts can be based on those past successes.



North Grand Boulevard Historic District
Milwaukee

As more people realize the advantages to their communities and to society in general of a comprehensive commitment to historic preservation, the task of instilling a preservation ethic will become easier. Not only will such an ethic help create a richer, more meaningful life for humankind in the present time, but it will enable society to bequeath as good or better to the next generation to enjoy. §

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WISCONSIN HISTORICAL SOCIETY

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Division of Historic Preservation

Preservation Information

Planning a Local Historic Preservation Program

The best way to preserve a community's historical and archaeological resources is through a local historic preservation program, organized and administered by the citizens of the community. The organization may be established by a local ordinance, which can provide the best protection, or set up as a private, nonprofit group; most likely the effort will begin as an informal, ad hoc group of interested citizens. The overall effort should result in an organization with short-term goals, long-term objectives and a general plan of action.

The following is a list of important steps to take in setting up a local historic preservation program. The chronological sequence will vary in each community

1. Define the historic preservation **Goals.**

Objectives

- What tasks need doing?
- What needs attention in your community?
- What are your short-term and long-term goals?

Identify issues.

- Are there threats to the community's historical heritage, such as ill-conceived development, general deterioration or threatened demolitions?
- Is there a lack of appreciation for you community's heritage?

Seek assistance and education.

- From other area organizations, such as you local historical society
- From the Division of Historic Preservation of the Wisconsin Historical Society
- From the National Trust for Historic Preservation and the Wisconsin Trust for Historic Preservation
- Determine what programs and agencies at the local, state and federal level exist to help you.

2. Get **Organized.**

A public or a private group

- Will the city, village, town or county establish by ordinance an official historic preservation body, such as a historic preservation commission?
- Or will a private, nonprofit organization be useful?

- Is a temporary ad hoc committee sufficient to begin with?

Some early steps

- Join and communicate with the Wisconsin Historical Society, whose director of Historic Preservation is also the state Historic Preservation Officer.
- Join the National Trust for Historic Preservation, the private, nationwide preservation organization, and the Wisconsin Trust for Historic Preservation, Inc., the statewide private organization.
- Solicit key members for your local organization.
- Create the organization's bylaws, procedures, committees, etc.
- Educate interested citizens about your goals and plans.

3. Obtain **Support.**

Communicate with your community.

General public acceptance and awareness is essential.

Conduct public informational meetings.

Educate your community about the value of its historic resources.

Get support of public officials, local historical society, and other groups, as well as support of private citizens.

- Attend their meetings to explain your program.

Publicize your efforts.

- New stories, media interviews, and special events
- Historic tours, workshops and displays
- Brochures, flyers and booklets to inform the public

4. Conduct a **Survey**.

- *Identify and evaluate your community's historic and prehistoric resources.*
- What is significant and worthy of preservation?
- Establish an inventory of historic properties.
- Seek survey assistance from the Division of Historic Preservation.
- Will your community fund such a survey?

Publicize the survey results.

5. Prepare a **Plan**.

Create a public planning document and record of historic properties.

- Provides basis for decisions concerning development
- Provides basis for official designation of historic properties
- Provides basis for future preservation efforts

Integrate the preservation of historic properties into the community's planning process, into the master plan and into project plans.

Monitor local plans and projects to assure that historic properties are taken into account and are not overlooked or jeopardized.

6. Enact a local **Historic Preservation Ordinance**.

Establish a local historic preservation commission empowered to designate, and regulate changes to historic properties and districts.

- Legal techniques are the best preservation protection tools, through review of building and demolition permits.
- Is the community receptive to a historic preservation ordinance?
- Are public officials and private citizens aware of the benefits of historic preservation ordinance?

Join the Wisconsin Association of Historic Preservation Commissions (WAHPC).

7. **Designate** historic properties.

- Local designation, by local historic preservation commission

National Register of Historic Places and the State Register of Historic Places designation

- The state's and the nation's official listings.
- Properties are nominated through the Division of Historic Preservation of the Wisconsin Historical Society.

Designation provides:

- Official recognition
- Owner prestige
- Preservation benefits and protection

Certificates and plaques can be awarded.

8. Establish **Financial** and **Technical** resources for historic property owners.

Designed to encourage and assist the preservation of historic properties.

- A grant, loan, or revolving fund program may be set up.
- Publicize the state and federal rehabilitation investment tax credits.

Technical assistance

- "How to" advice and information on restoration and renovation
- Set up local library section on historic preservation and "how to" publications.
- Conduct fund-raising activities, apply for grants, etc.

9. Continue to carry out the **Preservation Program**.

An on-going program of historic preservation is essential.

- Continue public education and community activities.
- Continue involvement in community planning decisions.
- Celebrate your heritage.

For further information, contact Geoffrey Gyrisco, Local Preservation Coordinator, Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706, telephone (608) 264-6510.

Visit the Wisconsin Historical Society's Web site: <http://www.shsw.wisc.edu>



WISCONSIN PRESERVATION INFORMATION

GUIDELINES FOR PLANNING HISTORIC PRESERVATION TAX CREDIT PROJECTS

WISCONSIN SUPPLEMENT TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

INTRODUCTION

State and federal tax programs require that all tax-credit-related work must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). The information contained in this pamphlet is designed to provide you with guidance about how the Standards are interpreted for various types of preservation work; however, because there are a wide variety of historic properties, it is impossible to provide a complete set of guidelines to address every situation. This pamphlet is directed to the most common preservation problems. To resolve issues not discussed here, you should refer directly to the Standards or to the brochures listed on page 10.

It is important that applicants understand some underlying principles about how the Standards are applied to the tax certification program:

1. Many historic buildings have been altered unsympathetically in the past. Under these circumstances, there is no requirement that you remove these alterations. The tax credit program allows you to leave the alterations in place and to "work around them." For example, if your intention is to rehabilitate the interior, you are not required to restore the exterior as part of the project. On the other hand, if you do elect to remove any alterations, the Standards require that the work be designed to restore the building's original features to the extent practical.

2. The public should not be given a false impression of what is, and is not, historic. For that reason, if new features are to be added to a historic building or property, they should not be made to look historic; however, they should be sympathetic in design and materials to the historic property. (See page 7: "Construction of New Additions")

3. The long and short-term structural effect of any proposed work must be taken into consideration. Some types of work performed commonly on older buildings, such as sandblasting, lead to accelerated deterioration and should not be performed.

NOTE

This publication is not intended to be a substitute for the Secretary of the Interior's "Standards for Rehabilitation" and the suggestions below carry no legal authority. In planning work, you should refer first to the "Standards" and their guidelines. Copies of the "Standards" are available on request from the Division of Historic Preservation (a copy should be included in the packet in which you received this pamphlet.) The "Standards" are also available on the web at <http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm>

SITE WORK

GENERAL DISCUSSION: Most types of site work are allowable, as long as:

- the work does not destroy significant archeological remains or landscape features;
- does not encroach on any historic buildings; and
- does not introduce incompatible new features to the site.

NOTE

The term "archeological remains" is used in this publication to denote any **prehistoric or historic** archeological **deposits or features** that may exist. These include not only burial sites and effigy mounds, but also a wide variety of prehistoric habitation sites, deposits of historic and prehistoric artifacts, cemeteries, rock art, and cave sites. Technically speaking, any federally funded or subsidized undertaking that involves ground disturbance should be analyzed for its effect on significant archeological remains, including, when necessary, archeological excavation and analysis. Under most circumstances, the tax credit program does not require you to conduct an archeological investigation unless your site contains archeological remains. However, if during the course of a project, archeological remains are discovered, you are **required** to cease work immediately and to contact the Office of the State Archeologist at 608/264-6496.

REGRADING, LANDSCAPING, AND CONSTRUCTION OF SIDEWALKS AND PARKING AREAS

Regrading should be limited to areas away from, or at the rear of, the historic building. You should avoid changes in the ground level near the historic building. New plantings and sidewalks are usually not a problem as long as the character of the site is not changed. Parking areas should, to the extent possible, be located at the rear of a site and in most cases should not abut the historic building.

If the site contains significant archeological remains or landscape features, any regrading, landscaping, or construction on-site should be designed to leave these features intact.

DEMOLITION OF EXISTING BUILDINGS INCLUDING THOSE ON ADJACENT LOTS

Buildings on, or adjacent to, the site of a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand, just because a building or addition is not original to a property does not always mean that it can be demolished; it may be historically significant nonetheless.

Evidence of whether a building is considered to be significant is often found in the National Register or State Register nomination for the property or district. You should contact Joe DeRose, staff historian, at 608/264-6512 for a determination of significance on any building proposed for demolition.

NEW CONSTRUCTION ON-SITE OR ON ADJACENT PARCELS OF LAND

All new construction must be described in the application. Even when new construction is to be carried out by someone other than the applicant, it will be considered part of the project if there will be a physical connection between the new structure and the historic building or if the new construction is to take place on property that has been divided from the historic property.

SITE EXCAVATION

Generally, no additional documentation is required for excavation work unless that work is to be performed at a known archeological site, in which case an archeological investigation will be required to determine that no significant remains will be disturbed as a result of the project. If the work is to take place in an area suspected to contain significant archeological remains, you may be required to conduct archeological testing before excavation can begin. If, during the course of the work you discover archeological remains, you will be required to cease work immediately and to contact the Office of the State Archeologist at 608/264-6496.

NOTE

If human remains are discovered, state law **requires** that you cease work **immediately** and contact the Division's Burial Sites office at 608/264-6507 or toll-free in Wisconsin at 800/342-7834.

BUILDING EXTERIOR

GENERAL DISCUSSION: The extent to which you can change a building's exterior appearance depends on the visibility of the area in which the changes are to take place. Generally, the less visible the side of a building is, the more changes that can be made. For purposes of the discussion below, a **primary facade** is one that is highly visible and, in most cases, has significant architectural detailing. A **secondary facade** is one that is generally visible from public rights-of-way, but may not contain any distinguishing architectural features. A **rear facade** is one that is generally not seen by the public and contains no architectural decoration. As a rule, primary facades should be left as intact as possible, while rear facades can be altered more substantially.

EXTERIOR BUILDING CLEANING

If you plan to remove paint or dirt from the outside of your building, the methods to be used should be specified in the application. Below are some things to be aware of are discussed.

In most cases, removal of dirt or paint is unnecessary in order to preserve a building. Dirt and paint are rarely harmful to building materials and, in fact, may serve as a protective layer that shields the surfaces of the buildings from the elements. Also, because every method of exterior cleaning carries with it some risk of damage to the building materials, you should consider carefully whether to clean the building at all. If you do elect to remove dirt or paint, you should proceed very cautiously.

The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Sandblasting is sometimes referred to by other names, such as abrasive blasting or "featherblasting." When the sand is mixed with water, it is usually called waterblasting. **If any of these methods are used, your project will be denied certification because of the damage that these methods cause.** Equally damaging is high-pressure water blasting, even when no sand or other aggregate is added to the water. High water pressures can be damaging to most building materials. Older, softer material may be damaged at lower pressures. If you intend to use water to clean your building, you must specify that the pressure will be tested (see below).

If you intend to chemically clean your building, please be aware that no chemical or chemical manufacturer is "pre-approved" for use in this program. Building materials vary widely in composition and chemicals that may be applied safely to one building can result in severe damage to another. In addition, some chemical companies specify that the chemicals be washed from the building at high water pressures that, in itself, can damage the building. For these reasons, it is required that a cleaning test patch, typically four foot square, be performed on an inconspicuous part of the building prior to cleaning the entire building. This test patch should be inspected for possible damage to the building materials, including mortar joints, and should be used as a standard by which the rest of the cleaning is evaluated.

In cleaning metal elements, you should determine whether the metals are ferric or non-ferric. Ferric metals contain iron and are prone to rusting. Non-ferric metals, such as brass, bronze, copper, and aluminum, are non-rusting. (The simplest way to determine whether a metal is ferric is to use a magnet. Ferric metals will attract a magnet; non-ferric metals will not.)

If exterior metal elements are ferric (iron-based) it should be determined whether those elements are cast iron or coated metal. Generally, cast iron is used in storefront

columns and trim; otherwise, any metal trim is likely to be terne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped to remove only the loose steel paint before repainting. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting.

In general, because most non-ferric metals do not corrode, they do not require cleaning and, in fact, can be damaged through the cleaning process. We recommend strongly that non-ferric metals not be cleaned.

Regardless of the methods used to clean your building's exterior, they must be specified in the application along with your intention to apply and inspect a test patch. If you plan to clean all or part of your building, you must submit with the application clear, close-up photographs of the parts of the building to be cleaned before the cleaning takes place. When the test patch is applied, you should photograph it for submission with the Request for Certification of Completed Work.

Detailed information is available in "Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings" and "Preservation Briefs 2: Dangers of Abrasive Cleaning to Historic Buildings." To request a free copy, see page 10.

REPOINTING

Repointing (also referred to as "tuckpointing") refers to the replacement of deteriorated mortar in brick and stone buildings. If done improperly, it can cause structural as well as visual damage.

The method used to remove loose mortar is an important consideration. Hand chiseling of deteriorated joints is the method least likely to cause damage to the brickwork; however, it is sometimes difficult to find contractors willing to hand-chisel the joints. Cutting the mortar out with saws and removing it with power chisels can sometimes be performed without damaging the bricks, but when these methods are employed carelessly, they can cause permanent structural damage to the masonry. It is important in the case of saw-cutting that the bricks not be sawed into and in power-chiseling that the corners not be chipped away. Regardless of the method used to remove loose mortar, we recommend that a test patch be specified, as discussed below.

In addition to the method used to remove the mortar, it is equally important that the composition of the new mortar match that of the building. Too often, especially in brick walls, mortar joints are repointed with Portland cement compounds that are harder than the bricks themselves. Then, when the building experiences thermal contraction and expansion, the faces of the bricks crack and fall off. New mortar should contain sufficient quantities of hydrated lime to make it softer than the bricks. A reasonably soft mortar should contain at least as much hydrated lime as

Portland cement, and preferably two or three times as much. (A useful rule of thumb is that mortar used in pre-1875 buildings should contain 3 times as much lime as Portland cement; buildings built between 1875 and 1900 should contain a 2 to 1 ratio of lime to Portland cement, and post-1900 buildings should contain equal parts of lime and Portland cement.)

Because of the potential damage that can result from any type of tuckpointing, it is strongly recommended that only those joints that are deteriorated be repointed. If done properly, the repointed joints will match those of the rest of the building. This is the most economical procedure, as well as the best historic preservation practice.

It is extremely important that the appearance of the new joints match those of the rest of the building, especially when only the deteriorated joints are to be repointed. Mismatched mortar joints can result in the building taking on a "patchwork quilt" appearance. The primary concerns here are the color of the replacement mortar and the tooling. With respect to color, if the mortar mix contains Portland cement, we recommend that white Portland cement be used. This will better reproduce the color of the older high lime content mortars. Along with the use of aggregate (sand) in the mix that matches the original and appropriate coloring agents (if necessary), a good overall match can be achieved. Standard, gray Portland cement generally results in joints too dark to match the original color. In addition, if the tooling of the new mortar joints does not match the original, the new joints may appear to be wider than the rest.

Ultimately, you will be responsible for the work of the contractor. If the completion photos that you submit show mortar joints that do not match the width, color, or appearance of the original joints, you may be denied final certification of your project. Therefore, we require that you specify in your contract with the mason that a test patch (a sample area of repointed joints, typically a four-foot square area,) be carried out. After the test patch is applied, it must be inspected to make sure that the appearance of the new joints matches that of the rest of the building and that the masonry units have not been damaged. The repointing contract should specify that all of the repointed joints will match the appearance of the approved test patch.

Your description of the work in the application should indicate the mortar formula to be used, the method of removing loose mortar, and that a test patch will be performed. In addition, you should photograph the approved test panel before and after repointing and submit

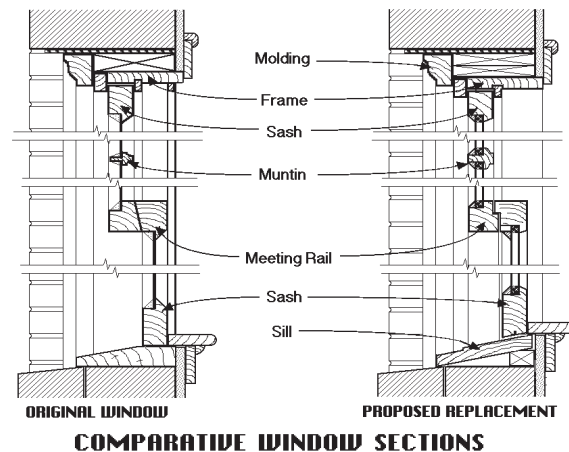
the photographs along with the Request for Certification of Completed Work.

Detailed information is available in "Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings." To request a free copy, see page 10.

WINDOW REPLACEMENT

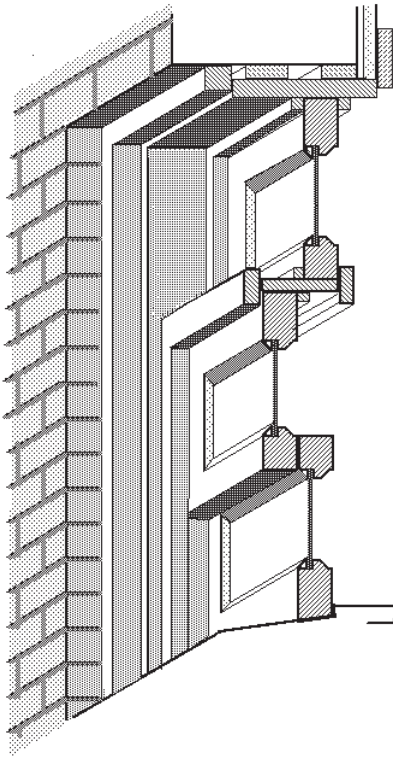
In many tax applications, the applicants propose to replace original windows with energy-efficient, "maintenance free" units. In most cases, these units do not duplicate the historical appearances of the windows they are designed to replace. The use of inappropriate new windows will result in denial of your project for the tax incentives. Inappropriate window replacement is one of the major reasons for project denial in the tax credit program. If you plan to replace windows as part of your project, please consider the comments below.

In preparing your application, you should demonstrate that the existing windows have deteriorated beyond repair. If you claim that the existing windows cannot be saved, you should back that statement up with clear detail photographs of a number of the windows and a "window inventory" to indicate the conditions of all of the windows in the building.



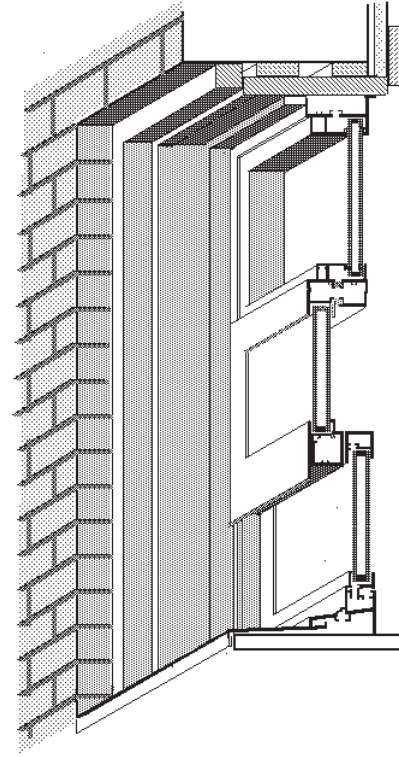
If windows are to be replaced, the replacement windows must duplicate in every respect the appearances of the original windows, including the appearances of the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, and the window finishes. The material of the old windows should be duplicated as well, if at all possible. To change materials, you must be able to demonstrate that using the historic material would be technically or financially infeasible. If the wood windows are a significant element of an important historic interior, using another material may not be acceptable. To demonstrate that the new windows match the old, you must submit comparative window section drawings, showing the head, sill, jamb, and muntin sections of the old and the new windows.

If you are replacing wooden windows with new aluminum units, the new windows must have a painted or baked-on finish, rather than an anodized finish. Anodized finishes, particularly bronze-colored finishes, have a distinctly metallic appearance that is inappropriate when aluminum windows are being substituted for wooden windows.



TYPICAL WOOD WINDOW CONSTRUCTION

Note the heavy modeling created by the thicknesses of the wooden members and the distance that the glass is set back from the front of the window sash.



UNACCEPTABLE ALUMINUM REPLACEMENT WINDOWS

Even though this window's proportions approximate those of the wooden window, the framing members have almost no depth and there is almost no setback between the glass and the sash.

Another requirement when aluminum windows are used as substitutes for wooden windows is that the glass be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a "putty line." To illustrate this concept, the glazing in wooden windows is held in place with either putty or wooden stops which sets the glass approximately 1/2" back from the face of the window frame. On the other hand, the glazing in many aluminum windows is held in place by a metal flange. The result is that the glass is set back from the frame by only about 1/8" which causes the window sashes to look "flat" and out-of-character with most buildings.

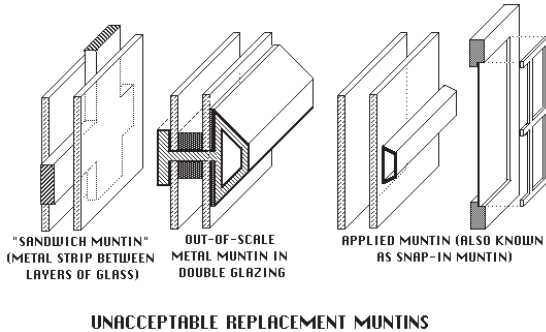
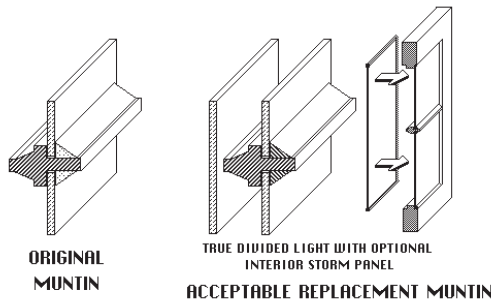
In addition, the use of tinted and reflective glass, including most "Low-E" glass, (which under many lighting conditions appears as reflective glass) is not allowed. Historic windows should be glazed with clear glass. If low-E glass is used a one foot square sample should be submitted to demonstrate it is not overly tinted or reflective.

For purposes of maintenance and energy efficiency you may wish to install interior or exterior storm windows instead of replacing the original windows. Exterior storm windows can be aluminum combination windows as long as the window tracks are mounted so as not to protrude from the

face of window openings and the proportions of the storm windows match those of the original windows. If you plan to install storm windows, you should include with your application large-scale head, jamb, and sill details of the storm window assembly. You should also describe the type of finish to be used. As in the case of aluminum primary windows, the finishes should be painted or baked-on, rather than anodized.

If you plan to use panning (metal covering) over the outside window framing, it must conform in shape to the existing window moldings, it must be applied tightly to the moldings, and it should not have an anodized finish.

Muntin duplication is a major problem in replacement windows. In nearly all cases, artificial muntins are unacceptable, including those that are applied on the exterior, those applied on the interior (sometimes called "snap-in" muntins), and those sandwiched between the layers of double glazing. Replacement windows must incorporate true muntins -- that is, muntins that actually divide the panes of glass. Furthermore, the appearances of the new muntins must duplicate substantially those of the original windows.



Detailed information is available in "Preservation Briefs 9: The Repair of Historic Wooden Windows" and "Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows." To request a free copy, see page 10.

CLOSING-UP WINDOW OPENINGS OR ADDING NEW WINDOWS

Original window patterns should not be changed on primary facades. On secondary facades, changes should be in keeping with the overall window patterns of those sides of the building. On rear facades with limited visibility, significant changes can usually be made; however, they must be in character with the rest of the building. On masonry buildings, when original windows are closed-in, the infill material should match those of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with matching materials. For new windows, the application should contain drawings similar to those specified in the window replacement section.

STOREFRONT ALTERATION AND RESTORATION

Rehabilitation of storefronts, either original storefronts or those that have been altered in the past, should be based on the historic appearances of the buildings. Treatments such as installation of wood or metal awnings, installation of solid panels in the transoms (which, typically, were glazed), and removal or alteration of original entrances should be avoided. In addition, projects that result in removing doorways, such that there are no apparent entrances into the storefront will likely be denied. Even if existing or original

doors are not necessary to the operation of the building, they should be left in-place and, if necessary, made inoperative. If storefront windows are to be replaced, the new windows should duplicate the materials and proportions of the originals, including any muntins (divisions between panes of glass) that may have existed.

Detailed information is available in "Preservation Briefs 11: Rehabilitating Historic Storefronts." To request a free copy, see page 10.

ROOF REPLACEMENT

Generally, flat roofs that are not visible from the street require only a brief description of the proposed roof treatment. For pitched roofs, the application must state the type of replacement material to be used. As a general rule, if a roof was originally wood shingled, the replacement shingles may either be replacement wood shingles or standard 3-tab shingles in a shade of gray that resembles weathered wood. You should avoid using artificially rustic-looking wood, asphalt, or fiberglass shingles that purport to look like wood shakes.

Slate or tile roofs should be repaired, if possible, rather than replaced. If replacement is necessary, these roofs should be replaced in-kind; however, in the case of slate, we will usually accept replacement with slate-gray, standard 3-tab shingles if it can be shown that the slates have deteriorated beyond repair. Generally, it is not appropriate to use substitute materials, such as concrete shingles, to replace slates or tiles; however, there are situations where these materials may be allowed. If you propose to use substitute materials, you should discuss your plans with us in advance to avoid denial of your project.

Detailed information is available in "Preservation Briefs 4: Roofing for Historic Buildings." To request a free copy, see page 10.

REPLACEMENT OR REPAIR OF ORIGINAL FEATURES

Repair, rather than replacement, of any feature -- such as wood trim, siding, entry steps, a dormer or a porch -- is always strongly encouraged. If replacement is necessary, documentation of the deteriorated condition of the feature should be submitted. Only those portions of any feature that are deteriorated should be replaced.

For example, if only the lower clapboards of a building's siding have decayed, then only those boards and no other historical material should be replaced. Replacement boards should match the existing in size, design and material. Artificial siding in aluminum or vinyl is almost never seen as an appropriate replacement for wood. The use of

substitute materials, in some cases, may be acceptable if the new material would resolve difficult structural, economic or maintenance issues, and duplicate the original material's appearance.

Detailed information is available in "Preservation Briefs 16: The use of Substitute Materials on Historic Building Exteriors" To request a free copy, see page 10.

REMOVAL OF LATER BUILDING ADDITIONS OR FEATURES

Later additions or features may be removed if they do not contribute to the significance of the building and if the area from which they are removed is to be restored or rehabilitated sympathetically.

Even if an addition is not original to a building, it may still be historically significant. Evidence of whether an addition is considered to be significant is often found in the National Register or State Register nomination for the property. Likewise, if the property is located within a district, you should check the district nomination to see if the feature or addition was added during the period of significance of the district. If so, you should not remove it. For example, removing a porch constructed in 1910 from an 1875 house, to rebuild the original porch may not meet the "Standards". If the house were significant as the residence of an important historical figure who resided in the house until 1930, then his 1910 alteration of the porch would be considered important historically and should not be changed. When planning demolition, you should contact the Division of Historic Preservation (see page 9) for a determination of significance of any feature proposed for removal.

For further information about how to treat an area after removal of later elements, see the comments regarding construction of new additions.

CONSTRUCTION OF NEW ADDITIONS

It is impossible to develop a hard-and-fast set of rules for new construction that will apply to every situation and every historic building **The following remarks are to be used as general guidance only.** Each project is reviewed on a case-by-case basis.

In general, the degree to which new construction can take place on a historic building, and the design of the new construction, is determined by the visibility of the area in which the construction is proposed. Additions to historic buildings should be constructed on the least visible elevation such that the historic building remains the most prominent element from the public right-of-way. In some

cases, particularly when a building is freestanding and visible from all points (in other words, when it has four primary facades), it may not be possible to construct any additions. New additions should be limited to rear facades and should, generally, be contemporary in design, as opposed to historic-looking replicas of the building to which they are attached. Contemporary work may utilize the same materials and patterns of the original construction but should not attempt to look like part of the original construction. Certain contemporary materials, such as unpainted wood, mill finished aluminum, tinted or reflective glass and some concrete block, are not compatible with most historic buildings. Generally, additions are most successful that match the historic building's materials, attempt to minimize the link to the historic building, mimic the rhythm and proportions of the original building's features and simplify historic design motifs.

Detailed information is available in "Preservation Briefs 14: New Exterior Additions to Historic Buildings..." To request a free copy, see page 10.

BUILDING INTERIOR

GENERAL DISCUSSION: It is a common misconception that this program is only concerned with the outside appearance of buildings undergoing rehabilitation and, therefore, applicants may omit any description of the proposed interior work that they plan to carry out. Below are some remarks that you should consider in planning and describing interior work.

In reviewing interior work, we try to determine whether the work will have an effect on significant interior features and spaces. We determine significance from the content of the National or State Register nomination, the Part 1 application, and from the photographs that are submitted with the application. If the National or State Register nomination or Part 1 application cites significant interior features and spaces, these should be respected and preserved whenever possible. Where interior work is proposed, it is important that clear photographs of the building's interior be submitted with the application. There should be a sufficient number of photographs to illustrate the condition of all representative interior spaces prior to demolition or construction. In addition, the photos should document the appearance of any potentially significant interior elements that will be affected by the project.

If you do not plan to carry out interior work, it is helpful if you say so in the application. Then, when the application is reviewed, the reviewer will know that interior work has not been inadvertently omitted.

In describing the new interior features, it is important that you tell what the new interior finishes will be. You should describe, generally, the wall, floor, and ceiling treatments.

REMOVAL OR ADDITION OF INTERIOR WALLS

If a building contains significant interior spaces, you should work within the existing floor plan to the extent possible. The Standards do not usually allow total gutting of a building unless the interior has been completely altered in the past and possesses no significant features or spaces. Significant interior spaces include both those that are highly decorated and original (such as hotel lobbies) and those that are characteristic of the buildings in which they are contained (such as school auditoriums and corridors).

In evaluating which spaces can be changed on an interior, you should determine which spaces are primary and which are secondary. Primary spaces are those that are important to the character of a building and should always be preserved. Unfortunately, because there are a wide variety of historic buildings, each with its own type of significance, there are no absolute rules for identifying primary spaces.

In dealing with buildings other than single family houses, a general rule-of-thumb in determining which spaces are primary (and, therefore, should not be altered extensively) is whether the spaces are "public" or "non-public." In general, "public" spaces should be preserved largely intact whereas "non-public" spaces may be altered more radically. For example, the "public" spaces in a school building would include the corridors, entrance lobbies, stairwells, and auditoriums. These should be left intact. On the other hand, the "non-public" spaces, such as classrooms and offices, can be altered more extensively, provided that there are no highly significant features present. In office buildings, the "public" spaces would include the hallways, lobbies, and any decorative stairways. "Public" spaces in churches would include most of the interior features. On the other hand, there may be few or no "public" spaces in many warehouses and factories.

When interior walls are to be changed, you will be required to submit "before" and "after" floor plans. Combined before and after floor plans drawn primarily to indicate the location of new partitions and where the existing partitions are shown as dotted lines (indicating demolition) are not acceptable for this purpose.

Detailed information is available in "Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings." To request a free copy, see page 10.

REMOVAL OR RELOCATION OF INTERIOR TRIM OR FEATURES

As in the case of interior spaces, whether interior door and window trim, baseboard or other features, such as doors, fireplace surrounds, stair rails, or decorative plaster, can be removed depends on the significance of those features. The Standards consider both highly decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and, to the extent possible, these should remain intact. If original features have to be removed during construction, they should be re-installed (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations. A project may be denied certification if the effect of the interior work is to create a new, "historic" interior -- that is, an interior that looks to be original, but is actually a collection of original building artifacts applied in non-original locations over new construction. Likewise, interior trim for *new* walls should be generally of the same type and proportion as the original trim, but should not duplicate it exactly, unless the original trim is relatively unornamented.

CHANGES IN ROOM FINISHES

For most interior walls, the choice of finishes is not a problem. We are likely to question the covering over of original decoration (such as stenciling), the removal of plaster or wooden elements (such as cornices or wainscoting), or the application of textured wall paints on original plaster. A modern popular treatment, the removal of plaster to expose brick or stone is *not* appropriate. Historically, brick would be left exposed only in utilitarian structures such as mills, factories, or warehouses. In the area of floor finishes, you should avoid removing or permanently damaging decorative flooring; otherwise, most types of treatments are allowable.

Ceiling treatments are the cause of some concern in this program. We are likely to question the lowering of ceilings, particularly those in public spaces. If you propose to lower ceilings, they should not be dropped below the level of the tops of the windows unless they are revealed upward at the windows for a distance of at least three feet from the outside walls. We will not accept the installation of plywood panels, spandrel panels, or opaque glazing in the upper portions of windows to hide suspended ceilings. In spaces where the ceilings are to be lowered or repaired, and the original ceiling was plastered, you should install suspended gypsum drywall (or plaster) in lieu of suspended acoustical tile. If room finishes are to change significantly, the application materials should contain a room finish schedule or some similar indication of the room finishes.

REMOVING OR INSERTING FLOORS

In most cases, the removal or insertion of floors in a historic building will result in denial of tax credits; however, there are situations where these treatments may be considered. Removal of floors may be considered in buildings where "gutting" would be permitted: buildings in which the affected areas possess no significant spaces or features. Even under these circumstances, floor removal should be limited to less than 1/3 of the building's area per floor. In addition, floor removal will not be allowed if it makes the building appear to be a hollow shell from any direction.

New floors may be inserted only when they will not destroy the spatial qualities and decorative features of significant larger spaces. The insertion of intermediate loft levels in a warehouse, for example, is likely to be approved if it does not involve changing the outside window patterns. The insertion of an intermediate floor in a theater or the worship area of a church, on the other hand, will nearly always result in denial of a project.

WALL INSULATION

Typically, we review three types of wall insulation: insulation of wall cavities, insulation applied to the inside surfaces of exterior walls, and insulation applied to the outside surfaces of buildings. With respect to insulation installed in cavity walls, because of the potential moisture damage problems that can result, we encourage applicants to apply other energy-saving measures elsewhere on historic buildings and to leave the wall cavities uninsulated. If you plan to install blown-in insulation, we will require at the very least an indication that a sufficient vapor barrier exists to prevent future damage to the structure. If the wall cavity is to be opened up during construction, it is strongly suggested that fiberglass insulation and an adequate vapor barrier be installed.

With respect to insulation applied to the inside surfaces of exterior walls, it will not be allowed in cases where decorative interior features (such as ornate plasterwork) will be destroyed or covered over. Such work may be allowed, however, if the original moldings and trim are reinstalled in their original locations on the insulated walls.

Application of insulation over the exterior surfaces of walls is generally prohibited except, in some cases, on rear facades.

INSTALLATION OF NEW MECHANICAL SYSTEMS, ELECTRICAL WIRING, AND PLUMBING

In most cases, mechanical, electrical, and plumbing work will have no effect on the historic qualities of a rehabilitated building; however, these items should be addressed in the application. Of these, the installation of new mechanical systems should be described in the most detail. If, for

example, an existing hot water heating system is to be replaced by a new forced-air system, the changes necessary to install heating ducts may be of concern. Also, in the installation of mechanical cooling systems, the location of the condenser is an important consideration. Condensers should not be installed in visible locations on roofs or, at ground level, on primary facades. If unit air conditioners (window units) are to be installed, the Standards do not allow sleeve holes to be cut into primary and secondary facade walls and does not allow windows on these facades to be blocked-in to receive such sleeves.

FOR FURTHER INFORMATION...

For answers to specific questions concerning information published in this pamphlet, call or email the Wisconsin Historical Society staff or visit our website.

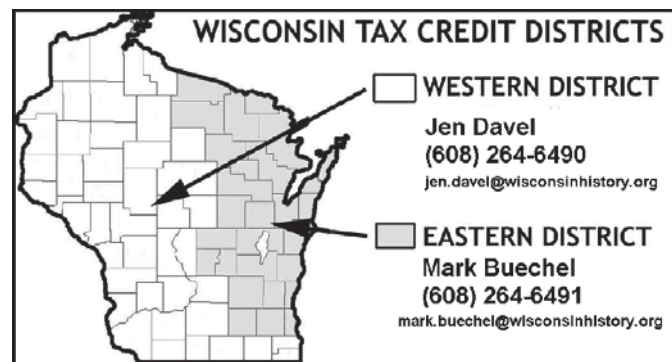
General information:

Visit our website at:

www.wisconsinhistory.org/hp

Preservation Architects:

For questions concerning appropriate rehabilitation, find the architect in the district the historic property is located:



Historian:

For questions concerning historic significance of a building or addition:

Joe DeRose **608-264-6512**

joe.derose@wisconsinhistory.org

Office of the State Archeologist:

For questions concerning archeological deposits or features:

John Broihahn **608-264-6496**

john.broihahn@wisconsinhistory.org

Burial Sites Office:

For questions concerning burial or human remains:

800-342-7834

The Division of Historic Preservation has a number of technical publications available for distribution. Chief among these are the "Preservation Briefs" series, published by the National Park Service. The following titles have been published to-date:

- ◇ Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings
- ◇ Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings
- ◇ Preservation Briefs 3: Conserving Energy in Historic Buildings
- ◇ Preservation Briefs 4: Roofing for Historic Buildings
- ◇ Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings
- ◇ Preservation Briefs 7: The Preservation of Historic Glazed Architectural Terra-cotta
- ◇ Preservation Briefs 8: Aluminum and Vinyl Siding on Historic Buildings
- ◇ Preservation Briefs 9: The Repair of Historic Wooden Windows
- ◇ Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork
- ◇ Preservation Briefs 11: Rehabilitating Historic Storefronts
- ◇ Preservation Briefs 12: The Preservation of Historic Pigmented Structural Glass
- ◇ Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows
- ◇ Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- ◇ Preservation Briefs 15: Preservation of Historic Concrete: Problems and General Approaches
- ◇ Preservation Briefs 16: The use of Substitute Materials on Historic Building Exteriors
- ◇ Preservation Briefs 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings and an Aid to Preserving the Character
- ◇ Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings
- ◇ Preservation Briefs 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- ◇ Preservation Briefs 20: The Preservation of Historic Barns
- ◇ Preservation Briefs 21: Repairing Historic Flat Plaster - Walls and Ceilings
- ◇ Preservation Briefs 22: The Preservation and Repair of Historic Stucco
- ◇ Preservation Briefs 23: Preserving Historic Ornamental Plaster
- ◇ Preservation Briefs 24: Heating, Ventilating, and Cooling Problems and Recommended Approaches
- ◇ Preservation Briefs 25: The Preservation of Historic Signs
- ◇ Preservation Briefs 26: The Preservation and Repair of Historic Log Buildings
- ◇ Preservation Briefs 27: The Maintenance and Repair of Architectural Cast Iron

- ◇ Preservation Briefs 28: Painting Historic Interiors
- ◇ Preservation Briefs 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- ◇ Preservation Briefs 30: The Preservation and Repair of Historic Clay Tile Roofs
- ◇ Preservation Briefs 31: Mothballing Historic Buildings
- ◇ Preservation Briefs 32: Making Historic Properties Accessible
- ◇ Preservation Briefs 33: The Preservation and Repair of Historic Stained and Leaded Glass
- ◇ Preservation Briefs 34: Applied Decoration for Historic Interiors: Preserving Composition Ornament
- ◇ Preservation Briefs 35: Understanding Old Buildings: The Process of Architectural Investigation
- ◇ Preservation Briefs 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- ◇ Preservation Briefs 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Buildings
- ◇ Preservation Briefs 38: Removing Graffiti from Historic Masonry
- ◇ Preservation Briefs 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- ◇ Preservation Briefs 40: Preserving Historic Ceramic Tile Floors
- ◇ Preservation Briefs 41: Seismic Retrofit of Historic Buildings
- ◇ Preservation Briefs 42: The Maintenance, Repair and Replacement of Historic Cast Stone

These Preservation Briefs are available through the Internet at:

<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

For free, single copies of any of these materials, please check those desired, provide your complete mailing address in the box below, and mail this sheet to:

**Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706**

NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE



HISTORIC PRESERVATION TAX INCENTIVES FOR INCOME-PRODUCING HISTORIC BUILDINGS

INTRODUCTION

Federal tax incentives for the rehabilitation provide a 20% investment tax credit to owners who substantially rehabilitate their income-producing certified historic structures. These tax incentives have been in effect since 1976 and have been substantially amended several times; this pamphlet reflects the latest changes, the Tax Reform Act of 1986.

This nation-wide program is managed by the National Park Service and administered in Wisconsin by the Division of Historic Preservation (Division) of the Wisconsin Historical Society.

In planning a tax credit project, you should be aware that the Tax Reform Act of 1986 established "passive income" and transition rules that may affect your ability to claim tax credits, depending on the nature of your investment, your total income, and when your project was carried out. Interpretation of these rules is beyond the scope of this summary. For further information, you should contact the IRS, a tax attorney, or an accountant.

THE ROLE OF THE DIVISION OF HISTORIC PRESERVATION

The Division of Historic Preservation does not have the power to approve historic tax credit applications. The authority to approve or deny rests solely with the National Park Service. The role of the DIVISION consists of:

- informing the public about this program's procedural requirements;
- advising applicants of missing information or uncertifiable work contained in proposals and applications;
- forwarding applications to the National Park Service along with the Division's recommendations; and
- maintaining a complete duplicate file on all project applications and amendments.

WISCONSIN 5% SUPPLEMENTAL CREDIT

In 1989 the State of Wisconsin created a 5% supplement to the already established 20% federal income tax credit. An additional 5% credit can be deducted from Wisconsin income taxes by persons who qualify for the 20% federal program; and receive National Park Service approval **before** any physical work (including demolition) is begun on the project.

(Also established in 1989 was a Wisconsin 25% Historic Rehabilitation Tax Credit for **non-income-producing historic buildings**. Information about that program can be obtained by contacting the Division at 608/264-6491 or 608/264-6490.)

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THE TAX INCENTIVES

Current law provides the following percentages of investment tax credits for rehabilitation of income-producing buildings:

	NON- RESIDENTIAL	
	10% Federal	20% Federal plus 5% State*
Built before 1936	10% Federal	20% Federal plus 5% State*
Certified Historic Structure	20% Federal plus 5% State*	20% Federal plus 5% State*

*(Subject to rules regarding Wisconsin 5% credit. See "Wisconsin 5% Supplemental Credit.")

These instructions pertain to the tax incentives for rehabilitating Certified Historic Structures. Unlike the 20% credit for certified historic buildings, the 10% tax credit is not available to contributing or significant buildings within a National Register Historic District. For more information about the incentives available for non-historic structures built before 1936, you should consult a tax attorney or accountant.

The tax credits described in this summary apply only to expenditures made to the exterior or the interior of certified historic structures. The costs of site work, acquisition, and construction of additions are not eligible for the credits.

In addition to the tax credit, you may also claim depreciation on your building. The depreciation schedule as of January 1, 1990, is 27.5 years for residential income-producing properties and 31.5 years for other income-producing properties.

APPLICATION REQUIREMENTS SUMMARY

TYPE OF BUILDING	Part 1 required?	Part 2 required?	Part 3 required?	Additional Action Required
Listed in the National Register of Historic Places	No	Yes	Yes, after work is done	None
Located in a National Register Historic District	Yes	Yes	Yes, after work is done	None
Located in NPS-certified local historic district	Yes	Yes	Yes, after work is done	None
None of the above	Yes	Yes	Yes, after work is done	Must formally nominate the property to the National Register. Property must be listed in the Register within 30 months of your taking the credit, or you must repay the credit to the IRS and the Wisconsin Department of Revenue

The historic preservation tax credits allow you to extend the period over which you must meet the "substantial rehabilitation" requirements from two to five years; however, you must formally apply for this option before work begins. For further information, see "Applying for five-year certification."

If the building is sold after the tax credits are claimed, the IRS and the Wisconsin Department of Revenue will recapture all or part of the credit. The amount of recapture is reduced by 20% per year and after five years there is no recapture. During this period, you are required to obtain NPS approval of any significant additional work that you undertake.

In addition to the owners of a building, a **lessee** may also be eligible for the tax credits if the lease runs for at least 18 years beyond the completion of the rehabilitation project and if the lessee carries out the work.

As with any tax incentives, there are subtleties in the law that go beyond the scope of this summary. Any questions that relate to your own tax situation should be addressed to the IRS or a professional tax specialist.

For assistance in proceeding through the certification process, contact Jen Davel at 608-264-6490 or jennifer.davel@wisconsinhistory.org

BASIC PROGRAM REQUIREMENTS SUMMARY

In order to take advantage of the historic preservation tax incentives, you must:

1. Own (or lease, as described earlier) a "Certified Historic Structure."
2. Use the building for the production of income, according to IRS regulations.
3. "Substantially Rehabilitate" the building.
4. Design and carry out work in conformance with the "Secretary of the Interior's Standards for Rehabilitation."
5. Formally apply to the National Park Service, through the Division for certification of your project. (The NPS charges a fee for its portion of the review. See "National Park Service fee schedule".) See the "contents" on page 1 for the location of each of these topics.

APPLICATION PROCESS OVERVIEW

Tax credit applications are the blue forms in the information packet. Applications in electronic form are available on the web at <http://www.nps.gov/history/hps/tps/tax/hpcappl.htm>. To take advantage of the historic preservation tax credits, you must submit three applications to this office:

1. A Part 1 application, the purpose of which is to determine that the building is historically significant. (The Part 1 application is not required for buildings already *individually* listed in the National Register of Historic Places.)
2. A Part 2 application in which you describe the work that you intend to carry out. The purpose of this application is to demonstrate to the NPS that your project will not destroy the historic qualities of the building.
3. A Request for Certification of Completed Work (usually referred to as the "Part 3 application") that you must submit after completion of the work.

In addition, owners of buildings that are preliminarily certified (see "Certified Historic Structures,") must submit National Register nominations for their buildings. A summary of the application requirements is given at the top of this page.

CERTIFIED HISTORIC STRUCTURES

The term "Certified Historic Structure" as defined in the tax codes means:

- a building that is individually listed in the National Register of Historic Places; **or**
- a building that is located within the boundaries of a National Register historic district and which is determined by the National Park Service to contribute to that district; **or**
- a building that is located within the boundaries of a locally designated historic district whose ordinance and boundaries have been certified by the National Park Service -- and where the building has been determined by the NPS to contribute to the district.

If your building does not fall into one of the three categories above, you may still take advantage of the tax credits by submitting a Part 1 application to obtain a preliminary certification of significance. You would then proceed through the certification process; however, within 30 months of the date in which you file your tax return claiming the

credit, the building must be listed in the National Register of Historic Places.

As indicated in the summary of application requirements, Part 1 applications are also required for projects located within historic districts to establish the building is "contributing". Not all buildings within a district are considered contributing to the historic character of the district, because of age or alterations. Once the Part 1 is approved, the property is considered to be a "certified historic structure."

Properties listed individually in the National Register are already considered to be "certified historic structures" and, therefore, Part 1 applications are *not* required. For further information about completing Part 1 applications, see "Part 1 Application Instructions."

INCOME-PRODUCING REQUIREMENTS

The Federal historic preservation tax credits, and the Wisconsin 5% supplemental credit, apply only to buildings that are income-producing. All certified historic income-producing properties, including residential rental properties, are eligible for the credits. One key to determining whether your property is considered income-producing is whether you can depreciate all or part of it under IRS rules.

If only part of your building is income-producing, you may pro-rate the tax credit over that portion of the building. Contact a tax specialist or the IRS for further information.

For information on the State historic rehabilitation credit for non-income-producing properties, contact the Division of Historic Preservation at 608/264-6490 or 608/264-6491 for an information packet.

SUBSTANTIAL REHABILITATION REQUIREMENTS

To claim any credit, the IRS requires that you "substantially rehabilitate" your historic building. This means that the amount of money that you spend on the historic rehabilitation (that is, the money that you may claim for purposes of the tax credit) must equal at least \$5,000 or the "adjusted basis" of the building, whichever is greater. The adjusted basis is generally the price that you paid for the building (not including land costs), plus any capital improvements that you have made, minus any depreciation that you have already taken.

IRS regulations specify that you must meet the "substantial rehabilitation" requirements within a two-year period (at your option, you may choose any two-year period during which you spend the most money on qualified rehabilitation work). If you cannot meet this requirement, you may formally apply as a phased project which allows a five-year period to "substantially rehabilitate" your building. See "Applying for Five-year Certification".

NATIONAL PARK SERVICE (NPS) FEE SCHEDULE

The NPS charges the following fees for reviewing applications:

COST OF WORK	NPS FEE
less than \$20,000	No fee
\$20,000 - \$99,999	\$500
\$100,000 - \$499,999	\$800
\$500,000 - \$999,999	\$1,500
more than \$1,000,000	\$2,500

Applicants are billed directly by the NPS in the following manner:

- For all projects with more than \$20,000 worth of work, only \$250 of the fee is charged at the time of Part 2 review. This is normally billed when the NPS receives your Part 2. They will review your project when they receive this initial fee. Do **not** send a check before being billed. However, if review of your application is urgent, the NPS can charge the review fee to your credit card. You must complete the "Fee Payment" form in the application packet to provide credit card authorization.
- If, however, your project is estimated to cost less than \$20,000, the NPS **not** charge a review fee.
- When your Part 3 application is received by the NPS, you will be charged the remaining fee, based on the schedule above.

THE APPLICATION PROCESS

To expedite the application process and to increase the likelihood of the National Park Service's tax credit approval, the Division of Historic Preservation suggests that you proceed in the following way:

1. **Contact the Division** to let us know of your intent to apply for the tax incentives. We will check to see if your building is already a "certified historic structure" and can discuss the details of your project to determine whether the work meets NPS standards.
2. **Take detailed photographs of the property.** For purposes of the Part 1 application you need to document all sides of the building and show its surroundings. In addition, you should provide representative photographs of the building's interior. For the Part 2 application, you are required to illustrate the pre-project conditions described in the application. You must send **two copies of all photographs**. Further information about photographic requirements is given in the application instructions sections.
3. **Prepare the Part 1 application** (unless your building is listed individually in the National Register). For further information, see the "Part 1 application instructions" section. While it is not required, many applicants feel the need to hire professional consultants to complete these applications. If you wish to hire a consultant, you can request from the Division a list of persons who have successfully completed National Register nominations and Part 1 applications.
4. **Prepare and submit the Part 2 application.** Further information about the documentation requirements are given in the "Part 2 application instructions" section and in the State Historical Society publication, "Guidelines for Planning Historic Preservation Tax Credit Projects". Applications that are incomplete or that describe inappropriate work will be returned for revision or augmentation. The Part 2 application may be submitted along with the Part 1 application. You can expect a response from the NPS within 60 days of the Division's receipt of your application.
5. **Carry out the work.** Once the Part 2 application has been approved by the NPS, you may begin work without jeopardizing your tax credits if the work conforms to the approved Part 2 application. It is possible to change some aspects of the project, but all changes must be submitted (along with necessary photos and drawings) to the Division. The Division will then forward them to the NPS for approval.

If your property has received only a preliminary determination of significance through the Part 1 application process, (in other words, if it is not individually listed in the National Register or certified as contributing to a National Register district), you should begin immediately to prepare a National Register nomination for

the property. Contact the Division to begin the process (see "Where to go for help").

6. **Apply for final certification.** In the calendar year you complete the work and place the building in service, you must submit a "Request for Certification of Completed Work" (also referred to as the Part 3 application). To claim your tax credit, the IRS requires you to attach a NPS-signed copy of the approved Part 3 application to your tax return. If your property is not yet a certified historic structure, the NPS cannot sign-off on your Part 3 application, although the work may be approved by letter. You may use the approval letter to claim your credit, but you are required to list your property on the National Register within 30 months of the date in which you claim your tax credits. The NPS can then sign the Part 3, which you must submit to the IRS. **Because National Register listing is a time-consuming process, begin this process early!**

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Because this program is designed to encourage sensitive rehabilitation of historic buildings, every project is evaluated against a set of standards to ensure that the proposed work will not destroy the buildings that the tax credits were designed to save. These standards, which have been adopted into the tax code, are called "The Secretary of the Interior's Standards for Rehabilitation."

A copy of the Standards and the accompanying guidelines for rehabilitation may be attached to this information package. If it is not, you may request one free of charge from the Division. Also available is a Wisconsin supplement, "Guidelines for Planning Historic Preservation Tax Credit Projects", that provides guidance on how the Standards are interpreted.

The ten Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

INSTRUCTIONS FOR COMPLETING PART 1 - APPLICATIONS (EVALUATION OF SIGNIFICANCE)

To be eligible for the tax incentives, a building must be a Certified Historic Structure. As an applicant, this means that if your property is not listed *individually* in the National Register of Historic Places you must complete a Part 1 application. Generally, it must be submitted no later than the date the building is "placed in service", that is, put in use for an income-producing purpose. The majority of the application consists of information that you must provide about the building's physical appearance and the building's historic significance.

PURPOSE OF THE FORM

For properties contained within historic districts (either National Register or certified local historic districts) the form is designed to demonstrate that the properties contribute to the significance of those districts. Once a Part 1 certification form has been approved by the NPS, that property is considered to be a Certified Historic Structure.

For properties not located in historic districts and not listed individually on the National Register, the Part 1 form serves as a preliminary National Register nomination. The level of documentation for a Part 1 application is virtually the same as that for a National Register nomination (although the format is not as tightly structured and the narrative can be shorter). In completing the form, you must document that the building is eligible for listing in the Register. When the NPS approves a Part 1 application for this type of building, it states only that the building appears to be eligible for listing in the Register. Once you complete the project and take the tax credits, you will be required to formally list the property in the Register within 30 months.

DATE OF CONSTRUCTION

Under "Date of Construction," please indicate the source from which the date was obtained. Acceptable sources include cornerstones or inscription stones, city building permits, building plans, county or local histories, newspapers of the time of construction, and sometimes title abstracts, tax records, or early maps.

THE DESCRIPTION OF PHYSICAL APPEARANCE

Every Part 1 application must address the following physical aspects of the building:

1. Kind of structure (church, dwelling, etc.)
2. Overall shape or plan (rectangular, "L-shaped," etc.)
3. Number of stories
4. Construction material (brick, frame, stone, etc.)
5. Siding or exterior wall covering material

6. Roof shapes (Mansard, hipped, gabled, etc.)
7. Important decorative elements (column, porches, towers, windows, etc.)
8. Number, types, and locations of outbuildings, including dates of construction
9. Known substantial alterations or additions, including dates
10. Significant or character-defining interior features and spaces.

It is important that you describe and send photographs (2 sets) of both the exterior and the interior of the building. Applications that fail to address interior features will be returned for more information.

STATEMENT OF SIGNIFICANCE

The statement of significance is the most important aspect of the Part 1 application -- and the most technically difficult. You may wish to hire a consultant to prepare your Part 1 application, especially if your building does not lie within a registered or certified historic district. If so, the Division staff can provide you with list of consultants who have successfully prepared Part 1 applications and National Register nominations. See "Where to go for help".

If your building is located within a historic district, the information that you provide in this area must be designed to show that the building contributes to the significance of that district. Your first step should be to find out why the district is significant by checking the National Register or local district nomination form. You may obtain a copy of these nominations by contacting the Division.

If your building is not located in a historic district and is not listed in the National Register, you must show that the building is eligible for listing in the Register. The statement of significance required for this type of building is equivalent to what is required for a National Register nomination and all applications are evaluated for significance using National Register criteria. This means that you must demonstrate that your building:

1. is associated with events that have made a significant contribution to the broad patterns of our history; or
2. is associated with the lives of persons significant in our past; or
3. embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master architect or builder, or possess high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction; or
4. has yielded, or is likely to yield, information important to prehistory or history.

The statement of significance for buildings that are less than fifty years old; moved; reconstructed; birthplaces of important individuals; primarily commemorative in nature; or owned or used by religious institutions may have to address additional criteria set forth in National Register regulations. Please consult with the Division staff if your building falls into one of these "exceptional" categories.

Sources of information used in the statement of significance, especially quotations, should be specified with proper references to documents, titles, dates, and pages. Heresy or common knowledge cannot be used to establish significance.

INSTRUCTIONS FOR COMPLETING PART 2 APPLICATIONS (DESCRIPTION OF REHABILITATION)

In order to describe a wide range of projects the Part 2 application form was designed to be very flexible. Unfortunately, this flexibility can lead to confusion, and often applications must be returned because applicants failed to describe work adequately. These instructions are intended to clarify the procedural requirements for applying for certification of your rehabilitation plans. Please refer to "Guidelines for Planning Historic Preservation Tax Credit Projects" for information on National Park Service standards and documentation requirements.

COMMON MISTAKES AND OMISSIONS

Most applications are returned to applicants for the following reasons:

1. Lack of photographic documentation. Because it is impossible to visit every tax project, we rely on photographs supplied by applicants to illustrate pre-project conditions. Each applicant is required to submit two sets of clear photographs that show all of the conditions described in the application. These need not be larger than snapshot size, but "instant" (so-called Polaroid) photographs are not acceptable. **Two sets** of photographs are required in order that the Division have a record set of photos after sending one set to the NPS. Photos should be clearly labeled by location, or keyed to a plan. Loose, unmounted photographs are preferred to simplify our filing process. High quality **color** photocopies are satisfactory for the second set -- **black and white photocopies are not.**

2. Lack of adequate plans. In most cases, in order to describe the work, plans or other drawings are required. For example, when interior work involves alteration of interior features, the NPS requires that before-and-after floor plans be submitted. If you submit plans or other drawings, please remember to submit two copies. As with the photographs, one copy is sent to the NPS and one record copy is kept in our files.

Often, applicants who have already produced complete sets of plans and specifications for a project will submit instead summary materials. In most cases, those summary materials leave out important information that we and the NPS need to review a project. If you have already prepared plans and specifications, you should send them with the application.

3. Lack of required signatures. The NPS and the Internal Revenue Service (IRS) require that applications be signed by all owners of a rehabilitated property, and that the names, addresses, and taxpayer identification numbers of those owners be indicated on the application. The IRS requires that **all partners** give their names and taxpayer identification numbers on an application. A general partner who is in the process of soliciting partners at the time of application should include a statement that the names of the remaining partners are unknown, but that they will be submitted at a later date.

4. Failure to describe significant aspects of a project. Sometimes, applicants do not describe those parts of a project that they do not feel are important, such as interior

rehabilitation. The NPS considers all parts of a project to be important and requires applicants to address all aspects of project work including interior work, new construction, demolition of nearby structures, and installation of new mechanical and electrical systems.

5. Reformatting the application. The NPS requires that applications be submitted on the standard forms, although it is possible to modify the section in which the work is described. If you feel that the blocks in the application are too small for all of the information that you need to give, you can either put the additional information on continuation sheets or create your own similar format, as on a computer. If you elect to do the latter, please include the references to photos and drawings contained at the bottom of the left-hand block.

6. Submission of unidentified application materials and amendments. Applicants often send or hand deliver plans and supplementary materials with no cover letters or project identification. Under these circumstances, it is possible for the materials to be misdirected or not acted upon. Any additional information or changes to your proposal should be described on the NPS "Continuation/Amendment Sheet," which is included in the application packet with the other blue application forms. It should be completed and signed by the owner.

APPLYING FOR FIVE-YEAR CERTIFICATION

Ordinarily, as a tax applicant, you would have two years in which to meet the "substantial rehabilitation" requirements for purposes of claiming the credits. It is possible under this program to meet those requirements in a five-year period if the project is phased. You should formally apply for this option before work begins on the project or have architectural plans that demonstrate your intention to complete the project in phases from the outset. To apply for a phased project, you should submit plans for the complete project and a signed letter with your application in which you:

- express your intent to apply for the five-year expenditure period;
- state whether the work described in the Part 2 application represents all of the work to be carried out over the five-year period; and
- present a phasing plan breaking the project down into at least two logical, discrete "phases." For each phase, you must tell what work will be accomplished, the start and completion date, and the estimated cost of that work. Many applicants elect to break the projects into annual phases.

After your Part 2 application and phasing plan are approved by the NPS, you may claim the credit as each phase of your project is completed. You should wait until the completion of the entire project before submitting to the Division a "Request for Certification of Completed Work".

WHERE TO GO FOR HELP

The Division of Historic Preservation (Division) can help the potential applicant with the following services and advice regarding the tax incentives:

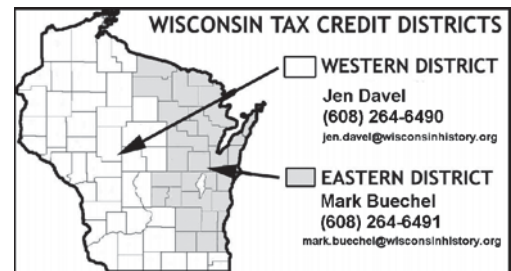
- Provide you with copies of the certification applications and instructions based on our knowledge of the tax regulations and the certification process.

- Review your project preliminarily to try to discover areas where work that you propose may not meet the Standards. (Any such requests, however, should be made in writing and should be accompanied by sufficient photographs and a description of the work to allow the division to make a reasonably good evaluation.)
- Provide you with lists of professional consultants who have successfully prepared Part I applications and National Register nominations.

For advice about completing the Part I certification application, call **Joe DeRose** at 608/264-6512 or joe.derose@wisconsinhistory.org.

For information on listing a building in the National Register of Historic Places contact **Mary Georgeff** at 608/264-6498 or mary.georgeff@wisconsinhistory.org.

All other tax certification inquiries should be made to the architect in your tax credit region. See map at right.



Certified historic buildings qualify to use the historic

building code in Wisconsin. This can be helpful in solving difficult code compliance problems. For information on the historic building code contact **Lynn Lecount**, Division of Safety and Building at the Department of Commerce, 201 W. Washington Ave., 4th fl., Madison at 608-267-2496 or llecount@commerce.state.wi.us.

For help in designing projects, we suggest that you hire an architect. The Division cannot make recommendations about which architects to hire. We suggest that you refer to the listing of architects in your telephone book or contact the **American Institute of Architects, Wisconsin** at 608-257-8477 or www.aiaaccess.com.

For advice about your tax circumstances, you should contact tax specialists, such as tax lawyers or accountants, or the Internal Revenue Service. **Colleen Galagher** at the IRS District Office in St. Paul is available to answer tax questions as they relate to this program. She can be reached at 651-726-1480 or colleen.k.galagher@irs.gov. Also see the IRS <http://www.nps.gov/history/hps/tps/tax/irs.htm> web site. Other web sites of interest are the State Historical Society's site at www.wisconsinhistory.org and the NPS's site at <http://www.nps.gov/hps/tps/tax/index.htm>.

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Taxinstructions-5/2009/taxproj



WISCONSIN
HISTORICAL
SOCIETY

Division of Historic Preservation – Public History

HISTORIC HOMEOWNERS TAX CREDIT PROGRAM APPLICATION INSTRUCTIONS

INTRODUCTION

Wisconsin homeowners can claim a 25% state income tax credit for rehabilitation of their historic personal residences. To qualify, an owner must spend at least \$10,000 on eligible work and must submit a tax credit application. The application must be approved before work begins. The maximum credit per project is \$10,000, or \$5,000 for married persons filing separately.

OVERVIEW AND PURPOSE OF THIS PROGRAM

This tax credit program was created to assist historic homeowners who are willing to use a high standard of care when specifying work and selecting materials in order to avoid harming the historic character of their houses and causing damage to their building materials. The program is administered by the Division of Historic Preservation – Public History of the Wisconsin Historical Society.

Homeowners must apply for the credit before work begins and must send photographs and a clear description of the proposed work. For each application, the Society has two primary duties: 1) to certify that the property is *historic*; and 2) to certify that the proposed work is *sympathetic* to the historic character of the house and will not cause it physical harm. The Society also certifies that completed work has been carried out as specified in the approved application.

Once their applications have been approved, homeowners may claim tax credits when they file their state income tax forms, based on money that they have spent for eligible work. When work has been completed, homeowners must send photographs and a notification that the work has been completed.

Except as mentioned above, all laws and regulations pertaining to this program are the responsibility of the Wisconsin Department of Revenue (DOR).



REQUIREMENTS

To qualify for this tax credit you must meet the following conditions:

1. Your property must be located in Wisconsin and it must be your personal residence. It cannot be used actively in a trade or business, held for the production of income, or held for sale or other disposition in the ordinary course of trade or business.
2. Your property must be historic. It must be certified to be one of the following:
 - listed in the National Register of Historic Places or the State Register of Historic Places;
 - contributing to a national register or state register historic district; or,
 - eligible for individual listing in the state register. (See "Historic Property," page 2.)
3. You must apply to receive the credit.

Before you start the work, you must submit:

 - a Part 1 application and photographs so that staff can certify that your property is historic; and
 - a Part 2 application and photographs to illustrate the proposed work so that staff can certify that it will not diminish your property's historic character. (You must receive Part 2 approval before you begin any work for which you plan to claim the tax credits.)

After the work is done, you must submit a "Request for Certification of Completed Work," along with "after" photographs to verify that work was carried out as described in the Part 2 application.
4. You must spend at least \$10,000 on eligible project work within a two-year period, which can be extended to five years. Work that does not qualify for the tax credit, such as decorative interior work, does not count toward meeting this requirement. (See "Eligible Work," page 2.)
5. All work must meet "The Secretary of the Interior's Standards for Rehabilitation," including work that may not qualify for the tax credits.
6. You must complete all work within two years of the time that you begin physical work, unless you apply to have the work phased over an extended period of up to 5 years. To qualify for 5 year phasing, you must submit a phasing plan before you begin. (See "Expenditure Period," page 3.)
7. You will be required to own and maintain the historic character of your property for a period of five years after you have taken the tax credit or pay back all, or a portion of the tax credit. (See "Recapture," page 3.)

ELIGIBLE WORK

You may claim the tax credit only for the following work:

- The exterior of a building. (The building can be an addition or outbuilding if it is determined to contribute to the historical significance of the property.)
- Structural elements of the building (see Note 1 below)
- Heating, ventilating, or air conditioning systems
- Electrical systems or plumbing, excluding electrical or plumbing fixtures.
- The interior of a window sash if work is done to the exterior of the window sash.
- Architectural fees
- The cost of preparing a State Register nomination

The following are examples of work that would not qualify for the tax credit but would be reviewed for conformance with the Standards:

- Work carried out within a 12 month period prior to our receipt of the Part 2 application (see Note 2, below)
- Installation of wall or attic insulation
- Interior remodeling or decoration
- New additions
- Landscaping and site work
- Plumbing and electrical fixtures
- Work on additions or outbuildings that do not contribute to the historical significance of the property.

NOTES

1. "Structural elements" are portions of a building necessary to prevent physical collapse, including footings, beams, posts, columns, purlins, rafters, foundation walls, interior wall structures, and exterior wall structures, excluding finish materials, such as plaster, lath, and decorative trim.
2. The reason for the "12-month rule" is to prevent owners from carrying out unsympathetic work (work that would result in denial of a project) before submitting a Part 2 application.
3. **If you are unsure whether work is eligible for the credit . . .** At times, it may be difficult to determine whether a work item qualifies for a tax credit. Not all work falls neatly into the categories of eligible work listed above; therefore, judgments must sometimes be made. For example, while it may be reasonable to assume that installation of a hot water heater falls into the category of plumbing systems, refinishing a wood floor clearly does not qualify as work on a structural system. State statutes give the Society very limited authority. We are responsible for certifying that properties are historically significant and that work is compatible with the historic character of a property. The remaining authority rests with the Wisconsin Department of Revenue (DOR). Although the Society will likely notify you if work is clearly outside the scope of the program, it is up to you to determine what expenses you would like to claim as a credit. Then, as with any other claim, you should keep records and be prepared to justify your claim. DOR may consult with the Society about the eligibility of certain items of work.

EXPENDITURE PERIOD

THE STANDARD TWO-YEAR EXPENDITURE PERIOD

Ordinarily, you must spend \$10,000 on eligible work within 2 years of the date that you begin work. If you plan to carry out work over a longer period of time, you may want to extend the expenditure period to 5 years. This is particularly true if your project will not meet the \$10,000 expenditure requirement in the first 2 years, but will exceed it within a 5-year period.

HOW TO APPLY FOR A FIVE-YEAR EXPENDITURE PERIOD

To extend the expenditure period from 2 to 5 years, you need to submit a "Request for Five-Year Project Phasing" (WTC:004) *along with your Part 2 application*. The application package contains a copy of the form. When filling out this form, remember to list all of the work in the Part 2 application and then to break it down into annual phases for the five-year phasing plan.

NOTE You may submit a phasing plan for an expenditure period less than five years. For example, if you expect your project to continue for only 3 years, simply leave years 4 and 5 blank.



COMPLETING THE PART 1 APPLICATION

1. NAME OF PROPERTY

If your house is individually listed on the national register or state register, use that name; otherwise, use the street address. If your project involves work on outbuildings, include them in the property name. For example, "The Samuel Smith House, Barn, and Silo" or "1341 Main Street - House and Carriage House." Be sure to check the type of certification that you are requesting and give the name of the historic district name, if applicable.

2. OWNER

Give the names and Social Security numbers of all of the house's owners.

3. PROJECT CONTACT

Complete this only if there is another person to whom inquiries should be made about the Part 1 application, such as an architect or a consultant.

4. PHOTOGRAPHS

All applications require clear photographs of the current appearance of all sides of the building and its surroundings. If you are applying for preliminary certification, you need to send interior and other detail photographs, as indicated in item 8 below.

5. OWNER'S CERTIFICATION

All owners must sign and date the application.

ONLY COMPLETE THE BACK SIDE OF THE PART 1 APPLICATION IF YOU ARE APPLYING FOR PRELIMINARY CERTIFICATION. The purpose of items 6-8 is to give Division staff enough information to determine that your property is individually eligible for listing in the State Register of Historic Places. If your property is already listed in the state or national registers, or is contained within a historic district, you do not have to complete items 6-8.

6. BUILDING DATA

Indicate the date that the building was constructed and your source for that date. Indicate dates when the building was altered or moved.

The following features require written descriptions or drawings (for your house and all outbuildings):

- Overall shape or plan, such as rectangular or L-shaped. (Drawings or sketches may be necessary.)
- Known substantial alterations or additions, including dates.
- If outbuildings exist, the number, types, and locations should be shown on a site map.

You do not have to describe the following features (of your house and all outbuildings) if they are evident from your photos:

- Number of stories
- Construction materials (brick, frame, stone, etc.)
- Siding or exterior wall covering materials
- Roof shapes (Mansard, hipped, gabled, etc.)
- Important decorative elements.
- Significant interior features and spaces.

7. STATEMENT OF SIGNIFICANCE

To preliminarily certify your house for the tax credit, Division staff needs to be able to determine that it is eligible for listing in the State Register of Historic Places. A property's historical significance is more than a matter of age. It must be significant for specific reasons -- that is, it must meet criteria for listing in the state register. Also, it must have physical integrity; it cannot have been severely altered.

Staff uses the information and photographs that you provide to determine whether your building meets State Register criteria. In your application, you must demonstrate that your building:

- Is associated with events that have made a significant contribution to the broad patterns of our history; or
- Is associated with the lives of persons significant in our past; or
- Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master architect or builder, or possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction; or
- Has yielded, or is likely to yield, information important to prehistory or history.

If you use quotations or other documented references in the statement of significance, you should refer to document titles, dates, and pages. Hearsay or "common knowledge" is not acceptable to establish a house's significance.

The statement of significance is the most important aspect of the Part 1 application -- and the most technically difficult. You may wish to hire a consultant to prepare your Part 1 application. If so, our staff can provide you with a list of consultants who have successfully prepared Part 1 applications and State Register nominations.

8. ADDITIONAL PHOTOGRAPHS

In completing items 6-8, you must send photographs of both the exterior and interior of the building, as well as the site and outbuildings. You must include enough photographs to show the appearance of your house, its site, and outbuildings to our staff. Photographs should be keyed to floor plans and site plans. Applications with insufficient photographs to demonstrate your house's appearance will be returned for more information.

COMPLETING THE PART 2 APPLICATION

The Part 2 application is where you list and describe the work that you intend to carry out so that our staff can determine whether it will be sympathetic with the historic character of your property. It also serves as a list of approved work that you may present to the DOR if your expenses are questioned. You must complete both sides of the Part 2 application.

ITEMS 1-4 NAME OF PROPERTY; OWNER; PROJECT CONTACT; OWNER'S CERTIFICATION

Repeat the information that you gave on the Part 1 application.

5. PROJECT DATA

This section is divided into two parts: **Section 5 - Eligible Work** asks for information about work for which you plan to claim the tax credit. If you have questions about whether work is eligible for the credit, see Note 3 under "ELIGIBLE WORK" on page 2, or contact our office to discuss specific work items. **Section 5b - Ineligible Work** asks for similar information about additional work that you may be undertaking, or have already carried out as part of a continuing project.

In addition to a listing of proposed work, sections 5a and 5b ask for the following:

Estimated costs

You must give an estimated cost for each of the work items and give a total cost at the bottom of the column. You do not have to obtain firm bids or sign contracts to fill out this section. These are only estimates. You give actual costs at the end of the project when you submit the "Request for Certification of Completed Work."

Start date

Estimate when work will begin for each item.

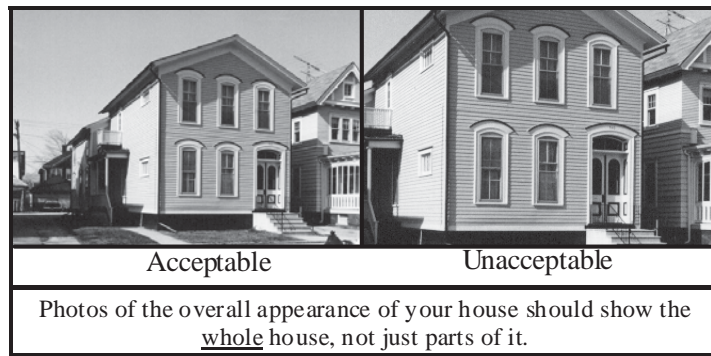
Completion date

Estimate when each work item will be completed. Remember that you only have 2 years to complete the eligible work. If the last completion date is more than 2 years after your earliest start date, you should consider submitting a five-year phasing plan.

6. PHOTOGRAPHS AND DRAWINGS

All applications must be adequately documented. Refer to the "Documentation Requirements" publication that was included with your application package.

Because staff cannot visit every tax credit project, approvals are made on the basis of your photographs. You must include pre-project photos of the overall appearance of all four sides of your house (these can be the Part 1 application photos) and also detail photographs of those areas where you plan to carry out work, both interior and exterior. (see example at right)



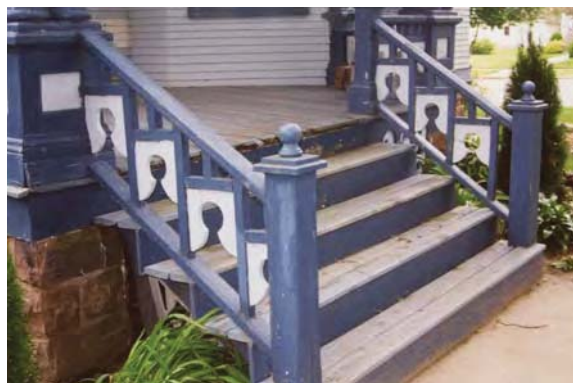
- These photographs should be color and a minimum of 3" x 5" in size. Digital photographs are acceptable if they are printed on quality paper at a high resolution and meet the 3 x 5 size requirement. Xerox copies are not acceptable.
- If necessary in order to understand your application, you should give a brief description of what is being shown.
- Send photographs "loose"; that is, not mounted on cardboard or in photo holders.
- Photographs are not returnable.

Drawings and manufacturers' literature

As indicated in the "Documentation Requirements" publication, you must send drawings or sketches of certain alterations, such as window replacement, changes in floor plan, and new construction. These do not have to be prepared by an architect, but they must be adequate to illustrate what you are trying to achieve. If possible, drawings and other materials should be in 8-1/2" x 11" format.

7. DESCRIPTION OF WORK TO BE PERFORMED

In this section, we ask that you describe the work that you plan to perform, including both the eligible work in Section 5a and the ineligible work in Section 5b. The "Documentation Requirements" publication lists information that you need to send for various types of work. You may include contractors' bids, but only if they include all required information. Projects that are not adequately described will be returned without action.



AMENDMENTS

As you carry out your project, you may want to amend its details. You may amend at any time until the completed project is certified. Typical amendments would involve adding work items or revising construction details. To amend, you must send a written amendment and all changes must be approved in writing **and in advance**.

To amend your project, send us a letter. There is no amendment form. The letter must contain the following:

1. Your name and the address of the property.
2. A statement making it clear that you want to amend your project.
3. The following documentation:
 - If you are adding work to the project. Send a description, an estimate of the costs, the dates in which the work is to be carried out and, when necessary, send photographs.
 - If you are deleting work from the project. Indicate the work you would like to remove.
 - If you are changing the details of work already approved. Send a description of how the work is to be amended, and indicate how the costs or dates will be affected.
4. Your signature

NOTE A project needs to be formally amended so that there will be a clear indication of what is, and is not, included in the application in the event that a project is examined by the Wisconsin Department of Revenue (DOR).

CLAIMING THE CREDIT

Once your Part 2 application is approved, the Wisconsin Department of Revenue (DOR) allows you to claim the credit “as you go,” beginning in the tax year that you begin to spend money on approved eligible work. You claim the credit when you fill out your state income tax forms by completing Schedule HR (available from the DOR) and attaching either a copy of the signed Part 2 application or, after your project has been completed, a copy of the approved “Request for Certification of Completed Work.” If your tax credit is greater than your tax liability, you can carry unused portions of the credit forward until you use it up, or for 15 years, whichever comes first.

PRORATION OF TAX CREDITS

If part of your house is also used for the production of income, you may be able to claim this tax credit for the portion that is your residence. You may also be able to claim federal and state tax credits for rehabilitation of the income-producing portion. Proration is made on a square footage basis. The rules for prorating the credit are complicated. Contact Mark Buechel at 608-264-6491 or Jen Davel at 608-264-6490 for additional information. You may also contact the DOR at 608-266-2772 for further information about the proration of credits.

RECAPTURE

You are responsible for maintaining the historic character of your property for five years after you claim the tax credit. If, during that time, you sell the property or carry out additional work that diminishes its historical significance, you will be required to pay back a prorated portion of the tax credit. If you carry out additional work during the recapture period, you must request and receive the written approval of the State Historic Preservation Officer (SHPO) before beginning the work.

The proration schedule works as follows: If recapture is triggered within the first year, you must pay back the entire credit. During the second year, you pay 80%. During the third year, 60%, During the fourth year, 40%. During the fifth year, 20%. After the end of the fifth year, there is no payback requirement.

COMPLETING THE REQUEST FOR CERTIFICATION OF COMPLETED WORK

The Request for Certification of Completed Work has three purposes:

- To demonstrate to the Society that you have carried out the work as stated in your Part 2 application
- To establish for DOR the actual, final cost of your project for purposes of calculating your tax credit.
- To close-out your project.

You must send a "Request for Certification of Completed Work" within 90 days of the completion date for tax credit-eligible work. If we do not receive an acceptable form, the credit may be rescinded or recaptured.

You must supply photographic documentation including photos of the overall appearance of all four sides of your house, as well as “after” photos corresponding to the pre-project photos that you sent with the Part 2 application.

WHERE TO SEND COMPLETED APPLICATIONS

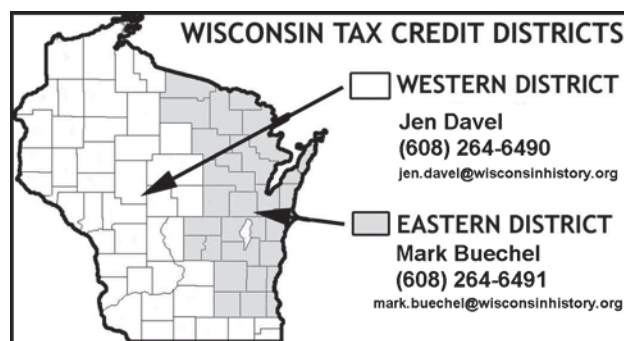
Homeowners Tax Credit

Division of Historic Preservation – Public History

Wisconsin Historical Society

816 State Street

Madison, WI 53706



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

You can request a copy of the "Secretary of the Interior's Standards for Rehabilitation" and guidelines for rehabilitating historic buildings by calling the Division of Historic Preservation – Public History.

PLEASE NOTE THAT...

1. The rules governing this program are subject to legislative change. If you plan to apply, please contact either Mark Buechel or Jen Davel to discuss your project and to make certain that the forms and instructions are current.
2. Society staff cannot answer questions about your specific tax situation. You should refer these questions to a tax lawyer or accountant, or to the Wisconsin Department of Revenue (DOR).
3. Although the statutes allow a maximum \$10,000 tax credit per project, they do not define the term "project." Owners may submit applications for more than one project, thereby claiming as much as \$10,000 in tax credits for each project.
4. Applicants under this program may still be subject to the Wisconsin Alternative Minimum Tax (AMT). This may affect your ability to claim a credit.
5. By statute, only "natural" persons may claim the credit. Corporate entities are ineligible.
6. Projects that involve state or federal funds, license, or permit may be required to undergo a separate review to ensure that they will have no adverse effect on significant historic or prehistoric resources. This review is separate from, and not binding on, the tax program review.
7. Projects involving locally landmarked properties may need to be reviewed under local statutes, which is a process separate from reviews carried out under this program; furthermore, design decisions made by local commissions are not binding on this program.

APPROVAL AUTHORITY

This program is jointly overseen by the Wisconsin Historical Society and the Wisconsin Department of Revenue (DOR). By statute, the Society's responsibilities are limited to certifying the historical significance of properties and certifying that work meets the Secretary of the Interior's Standards for Rehabilitation. All other aspects of the program are the responsibility of the DOR, including the interpretation of tax-related laws.

WHERE TO GO FOR HELP

- For additional copies of this application form, contact Mary Georgeff at 608-264-6498.
- For advice about completing the Part 1 application, call Joe DeRose at 608-264-6512.
- Questions about application process or specific questions about your project? Call either Mark Buechel or Jen Davel. Please note that, as a state agency, we cannot prepare plans and specifications for your project and we cannot recommend architects or contractors.
- Questions about hiring an architect? Contact the Wisconsin Chapter of the American Institute of Architects at <http://aiaw.org> for a listing of architects experienced and interested in undertaking historic rehabilitation work. When interviewing architects, we suggest that you ask for lists of preservation projects that they have completed, and that you follow up on any references.
- Questions about tax laws relating to this program, contact the Wisconsin Department of Revenue (DOR) at 608-266-2772.



WISCONSIN HISTORICAL SOCIETY

Division of Historic Preservation – Public History HISTORIC HOMEOWNERS INCOME TAX CREDIT PROGRAM

DOCUMENTATION REQUIREMENTS AND GUIDELINES FOR MEETING REHABILITATION STANDARDS

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INTRODUCTION

Under this program, all work that you carry out, including work that may not qualify for the tax credits, must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). This pamphlet describes the most common types of work, whether the work qualifies for the tax credit, and the documentation that you need to send with your tax credit application.

Here are three things that to keep in mind when you plan your project:

1. This program does not require you to restore your house. If your house has been changed in the past, you are not required to remove the alterations. You can leave the alterations in place and "work around them." For example, if you plan to replace your furnace, you are not required to rebuild your missing front porch. On the other hand, if you are working on features that have been altered, you will need to design the work to be sympathetic to your house's original features. If, for example, you plan to replace a later porch from the 1970s, the new porch must match the original, historic porch.
2. You must not create a false impression of what is, and is not, historic. You should not add features that never existed historically.
3. You must consider the long and short term structural effect of any proposed work that you carry out. Some types of work, such as sandblasting, waterproof sealing of masonry, and installation of artificial siding can lead to accelerated deterioration and should not be performed. Other types of work, such as a blowing-in wall insulation, should be designed to avoid future damage.

BUILDING EXTERIOR

The extent to which you can change a building's exterior appearance depends on the visibility of the area in which the changes are to take place. Generally, the less visible the side of a building, the more changes that can be made. For purposes of the discussion below, a primary facade is one that is highly visible from public rights of way and, in most cases, has significant architectural detailing. A secondary facade is one that is generally visible from public rights-of-way, but may not contain any distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains no architectural decoration. As a rule, primary facades should be left as intact as possible, while rear facades can be altered more substantially.

REPAIR OR REPLACEMENT OF ORIGINAL FEATURES

Eligibility: Repair or re-creation of original exterior features qualifies you for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

() Clear photographs of the feature to be repaired or replaced

Narrative:

() State the condition of the feature and describe why it is being replaced

() In the case of repair, describe briefly, the methods to be used

() In the case of replacement state whether the feature will be replaced in-kind or, if not, describe how the replacement will differ from the original

"Feature" refers to everything from wood trim to larger items, such as porches.

Repair of exterior features is the most common type of exterior work. It is nearly always acceptable for purposes of this program as long as the method of repair does not cause damage to the surrounding materials.

Closely related to repair is the re-creation of original elements. This, too, is allowable if the application materials demonstrate that:

- the original feature cannot be repaired satisfactorily;
- the new feature will accurately replicate the original; and
- the amount of replacement is not excessive (For example, an entire cornice is replaced because a small section has deteriorated.)

Sound, original materials are part of the history of the house and should be left in-place while the deteriorated sections are repaired or replicated.



EXTERIOR PAINTING

Eligibility: Exterior painting qualifies for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

() Clear photographs of all side of the building to be painted

Narrative:

() If the project involves paint removal, describe the methods to be used. See "Exterior Building Cleaning" for guidance in documenting paint removal

Exterior painting does not require a lengthy description of the methods or colors. Nearly all colors are acceptable. We suggest that you use colors that are appropriate to your house's design and that you not use more than four colors in your paint scheme.

Exterior painting is likely to be denied under the following circumstances:

- The method used to remove existing paint may damage the building materials;
- Plans call for painting previously unpainted brick or masonry;
- The proposed color placement is out-of-character with the historic building, such as a mural or other novelty paint scheme.

Your method of paint removal or preparation must be described in the application. Several paint removal methods are usually acceptable, including wet or dry scraping, chemical paint removal, and use of a high pressure water spray, if the water pressure is carefully controlled so that it does not damage the wood. Sandblasting and similar abrasive blasting techniques, wet or dry, are not acceptable and will result in the denial of your project.

Please note that, because premature paint failure is usually the result of poor preparation or use of improper paint, we suggest that you hire experienced contractors or consult with a paint dealer or specialist before undertaking the job. The Society can send you free published information on this topic. See the "For Further Information..." section.



EXTERIOR MASONRY CLEANING

Eligibility: Removal of dirt or paint from exterior brick or stone qualifies for the tax credit if it is does not harm the building materials.

REQUIRED DOCUMENTATION

Photographs:

() Close-up photographs of the building surfaces prior to cleaning

Narrative:

() Describe cleaning method in detail, including types of chemicals to be used and water wash pressure

() Indicate whether a test panel is to be applied and, if so, on what part of the building

If you plan to remove paint or dirt from the outside of your building, the methods to be used should be specified in the application. Below are some things that you should consider.

In most cases, removal of dirt or paint is unnecessary in order to preserve a building. Dirt and paint are rarely harmful to building materials and, in fact, may serve as a protective layer that shields the surfaces of the buildings from the elements. Also, because every method of exterior cleaning carries with it some risk of damage to masonry materials, you should consider carefully whether to clean the building at all. If you choose to remove dirt or paint, you should proceed very cautiously.



The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Sandblasting is sometimes referred to by other names, such as abrasive blasting or "featherblasting." When the sand is mixed with water, it is usually called waterblasting. If any of these methods are used, your project will be denied certification because of the damage that these methods cause. Equally damaging is high-pressure water blasting, even when no sand or other aggregate is added to the water. Water pressures above 1000 p.s.i. (pounds of pressure per square inch) can be damaging to most building materials. If you intend to use water to clean your building, you must specify in the application the pressure to be used.

If you intend to clean your building chemically, please be aware that no chemical or chemical manufacturer is "pre-approved" for use in this program. Building materials vary widely in composition and chemicals that may be applied safely to one building can result in severe damage to another. In addition, some chemical companies specify that the chemicals be washed from the building at water pressures in excess of 1000 p.s.i. which, in itself, can damage a building. For this reason, it is a requirement that a cleaning test patch be applied to an inconspicuous part of the building prior to cleaning the entire building. The owner should inspect the test patch for possible damage to the building materials, including mortar joints in masonry walls, and should be used as a standard by which the rest of the cleaning is evaluated. Damage to the masonry from inappropriate cleaning will disqualify your project from the tax credit program.

In cleaning metal elements, you should determine whether the metals are ferric or non-ferric. Ferric metals contain iron and are prone to rusting. Non-ferric metals, such as brass, bronze, copper, and aluminum, are non-rusting. (The simplest way to determine whether a metal is ferric is to use a magnet. Ferric metals will attract a magnet; non-ferric metals will not.)

If exterior metal elements are ferric (iron-based) it should be determined whether those elements are cast iron or coated metal. Generally, cast iron is used in storefront columns and trim; otherwise, any metal trim is likely to be terne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped to remove only the loose paint before repainting. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting.

In general, because most non-ferric metals do not corrode, they do not require cleaning and, in fact, can be damaged through the cleaning process. We recommend strongly that non-ferric metals not be cleaned.

Regardless of the methods used to clean your building's exterior, they should be specified in the application along with your intention to create and inspect a test patch. If you plan to clean all or part of your building, you must submit clear, close-up photographs of the parts of the building to be cleaned before the cleaning takes place.

TUCKPOINTING

Eligibility: Tuckpointing and other masonry repair qualifies for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

() Close up photos of the masonry surfaces prior to tuckpointing

Narrative:

() Describe the methods to be used in removing loose mortar

() Specify the replacement mortar mix

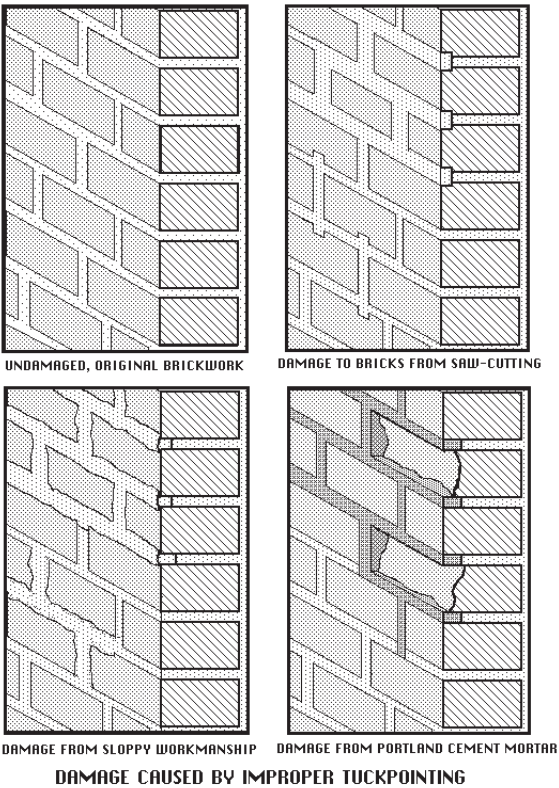
() Indicate whether a test panel is to be applied and, if so, on what part of the building

Tuckpointing (also referred to as "repointing") refers to the replacement of deteriorated mortar in brick and stone buildings. If done improperly, it can cause structural as well as visual damage. The method used to remove loose mortar is an important consideration. Hand chiseling of deteriorated joints is the method least likely to cause damage to the brickwork; however, it is sometimes difficult to find contractors willing to hand-chisel the joints. Removing mortar with saws, grinders, or power chisels can sometimes be performed without damaging the bricks, but when these methods are employed carelessly, they can cause permanent structural damage to the masonry. It is important in the case of saw-cutting or grinding that the bricks not be cut into and in power-chiseling that the corners not be chipped away. Regardless of the method used to remove loose mortar, we recommend that a test patch be specified, as discussed below.

In addition to the method used to remove the mortar, it is equally important that the composition of the new mortar match that of the building. Too often, especially in brick walls, mortar joints are repointed with Portland cement compounds that are harder than the bricks themselves. Then, when the building experiences thermal contraction and expansion, the faces of the bricks crack and fall off. New mortar should contain enough hydrated lime to make it softer than the bricks. (A useful rule of thumb is that mortar used in pre-1875 buildings should contain at least 3 times as much lime as Portland cement; buildings built between 1875 and 1900 should contain at least a 2 to 1 ratio of lime to Portland cement, and post-1900 buildings should contain at least one part hydrated lime to each part Portland cement.)

Because of the potential damage that can result from any type of tuckpointing, we recommend strongly that only those joints that are deteriorated be repointed. If done properly, the repointed joints will match those of the rest of the building. This is the most economical procedure, as well as the best historic preservation practice. Mortar joints that appear to be sound can be expected to last well into the future.

The appearance of the new joints should match those of the rest of the building, especially if only the deteriorated joints are to be tuckpointed. Mismatched mortar joints can result in the building taking on a "patchwork quilt" appearance. The primary concerns here are the color of the replacement mortar and the tooling. With respect to color, if the mortar mix



contains Portland cement, we recommend that white Portland cement be used along with appropriate coloring agents. Standard, gray Portland cement usually results in joints that do not match the original color. In addition, if the tooling of the new mortar joints does not match the original, they may appear to be wider than the rest.

Ultimately, you will be responsible for the work of the contractor. If the completion photos that you submit show mortar joints that do not match the width, color, or appearance of the original joints, you may be denied final certification of your project. Therefore, we require that you specify in your contract with the mason that a test patch (a sample area of repointed joints) be carried out. After the test patch is applied, it must be inspected by the owner to make sure that the appearance of the new joints matches that of the rest of the building and that the masonry units have not been damaged. The repointing contract should specify that all of the repointed joints will match the appearance of the approved test patch.

Your description of the work in the application should indicate
ASTM STANDARD MORTAR MIXES

Type of Mortar	Portland Cement	Hydrated lime	Sand	Strength p.s.i.
M	1	1/4	3	2500
S	1	1/2	4 1/2	1800
N	1	1	6	750
O	1	2	9	350
K	1	4	15	75

Notes: Type "N" is standard, pre-packaged masonry cement.
Types "M" and "S" are generally too hard for historic brick

the mortar formula to be used, the method of removing loose mortar, and that a test patch will be performed.

WINDOW REPLACEMENT

Eligibility: Window replacement qualifies for the tax credit; however the standards for this work are applied very strictly. Please read this section carefully.

REQUIRED DOCUMENTATION

Photographs:

- () Close-up representative photos of existing windows

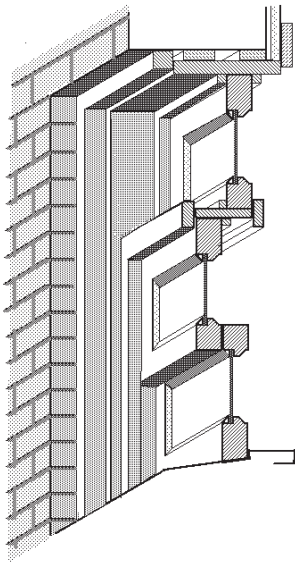
Narrative:

- () Describe the condition of the windows to be replaced
- () Described the reasons for the replacement
- () If the new window is to be aluminum, indicate whether it will have a baked or an anodized finish
- () Indicate whether the glass is to be single- or double-glazed
- () Indicate whether the glass will be clear, tinted, or "Low-E." In the case of "Low-E" glass, you will be required to submit a sample along with your application.

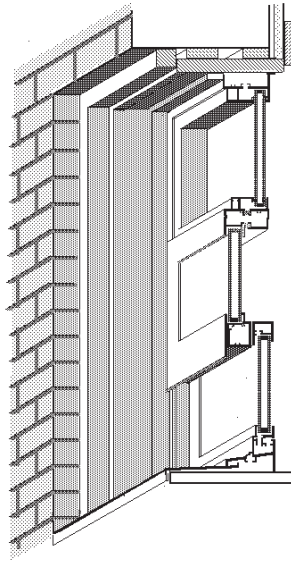
Drawings:

- () Head, jamb, sill, and muntin scale drawings of both the existing and the new windows. (For windows with no muntins, we will accept manufacturers literature in lieu of scale drawings.)

In planning your project, we recommend strongly that you repair existing windows, rather than replacing them. Usually, these windows can be made energy efficient by installing weatherstripping, and at a far lower cost than installation of replacements. Tax applicants often propose to replace original windows with energy-efficient, "maintenance free" units. Often these units do not duplicate the historical appearance of the windows they are designed to replace. The use of



TYPICAL WOOD WINDOW CONSTRUCTION
Note the heavy modeling created by the thicknesses of the wooden members and the distance that the glass is set back from the front of the window sash.



UNACCEPTABLE ALUMINUM REPLACEMENT WINDOWS
Even though this window's proportions approximate those of the wooden window, the framing members have almost no depth and there is almost no setback between the glass and the sash.

If windows are to be replaced, the replacements must duplicate in every respect the appearance of the original windows, including the appearance of the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, and the window finishes. To demonstrate that the new windows match the old, the you must either submit comparative window sections, such as those illustrated. If your windows have no muntins, we will usually accept manufacturers literature in lieu of custom drawings, if the proposed windows are illustrated clearly.

Another requirement when aluminum windows are used as substitutes for wooden windows is that the glass be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a "putty line." The glazing in wooden windows is held in place with either putty or wooden stops which sets the glass approximately 1/2" back from the face of the window frame. On the other hand, the glazing in many aluminum windows is held in place by a metal flange. The result is that the glass is set back from the frame by only about 1/8" which causes the window sashes to look "flat" and out-of-character with most buildings.

Muntin (window divider) duplication is a significant problem in replacement windows. In most cases, artificial muntins are unacceptable, including those that are applied on the exterior, those applied on the interior (sometimes called "snap-in" muntins), and those sandwiched between the layers of double glazing.

Replacement windows that incorporate true muntins (that actually divide the panes of glass) are usually acceptable if the appearances of the new muntins substantially replicate those of the original windows. Because window manufacturers routinely change and improve their products, Society staff are willing to consider new muntin replacement techniques; however, to be acceptable, the new muntins must accurately replicate the originals and must be permanent parts of the windows. If you are replacing wooden windows with new aluminum units,

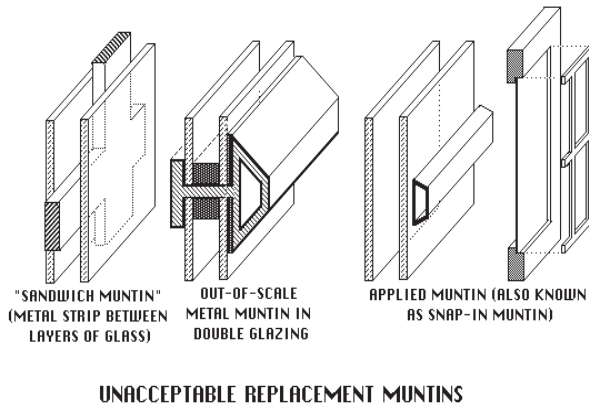
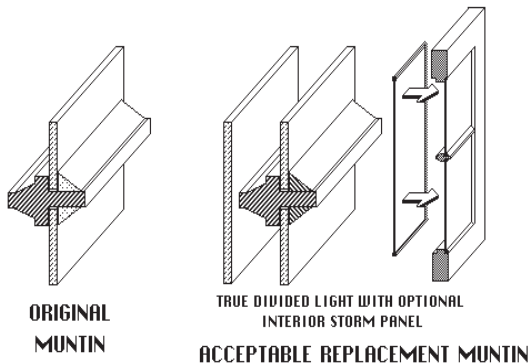
the new windows must have a painted or baked-on finish, rather than an anodized finish. Anodized finishes, particularly bronze-colored finishes, have a distinctly metallic appearance that is inappropriate when aluminum windows are being substituted for wooden windows.

inappropriate new windows will result in denial of your project. If you plan to replace windows, please consider the comments below.

When you prepare your application, you must document photographically that the existing windows have deteriorated beyond repair. Your application should state the nature of the deteriorated and should include close-up photographs of a number of the windows clearly showing the damage.

The use of tinted and reflective glass is not allowed. If you propose using Low-E glass, which can be reflective, depending on the manufacturer, you must demonstrate that the new glass will not be reflective. Usually, this is done by including a glass sample (provided by the window supplier) along with the Part 2 application.

If you plan to use panning (metal covering) over the outside window framing, it must conform in shape to the existing window moldings and it should not have an anodized finish.



STORM WINDOWS

Eligibility: Storm window installation qualifies for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

- () Close-up representative photos of existing windows

Narrative:

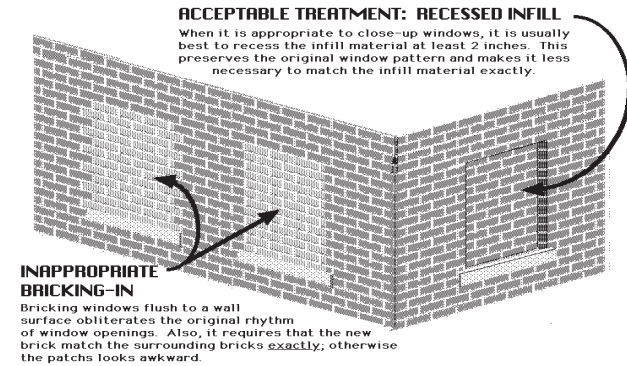
- () If the storm windows are to be aluminum, indicate whether they will have a baked or an anodized finish
- () Indicate whether the glass will be clear, tinted, or "Low-E." In the case of tinted or "Low-E" glass, you will be required to submit a sample along with your application

Drawings:

- () Manufacturer's literature that shows clearly the appearance of the new storm -- or scale drawings.

For purposes of maintenance and energy efficiency you may wish to install interior or exterior storm windows instead of replacing the original windows. Exterior storm windows can be made of wood or metal. Aluminum combination windows are acceptable as long as the window tracks are mounted so as not to protrude from the face of window openings and the

proportions of the storm windows match those of the original windows. If you plan to install storm windows, you should include manufacturer's literature or drawings (head, jamb, and sill details). You should also describe the type of finish to be used. As in the case of aluminum primary windows, the finishes should be painted or baked-on, rather than anodized. Storm window glass should be clear and "Low-E" glass should follow the guidelines for replacement windows.



CLOSING-UP WINDOW OPENINGS OR ADDING NEW WINDOWS

Eligibility: Adding and removing windows is discouraged, except to reverse later window alterations or where the changes have limited visibility. If acceptable, this work qualifies for the tax credit. Please read this section carefully.

REQUIRED DOCUMENTATION

Photographs:

- () The sides of building where windows will be added or removed

Narrative:

- () For infilled windows, describe the type of infill and tell whether the infill will be flush with the surface of the building or set-back (and, if so, the depth of the setback)
- () For new windows, refer to the documentation for window replacement.

Drawings:

- () Drawings of the sides of the building showing the locations of added or removed windows

Original window patterns should not be changed on primary facades. On secondary facades, minor changes may be made, but these must be in keeping with the overall window patterns of those sides of the building. On rear facades with limited public visibility, significant changes can usually be made; however, they must be in character with the rest of the building. (See the "General Discussion" remarks above for a discussion of primary, secondary, and rear facades.)

On masonry buildings, when original windows are closed-in, the infill material should match those of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with matching materials. For new windows, the application should contain drawings similar to those specified in the window replacement section.

ROOF REPLACEMENT

Eligibility: Roof replacement is eligible for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

- () Clear photos of the existing roofing

Drawings:

- () Manufacturer's literature or samples of roofing materials other than standard 3-tab asphalt shingles or standard wood shingles

Generally, flat roofs that are not visible from the street require only a brief statement of the proposed roof treatment.

For visible, pitched roofs, the application must state the type of replacement material to be used. As a rule, if a roof was originally wood shingled, the replacement shingles may either be replacement wood shingles or standard 3-tab shingles in a shade of gray that resembles weathered wood. In most cases, thick wood "shakes" are not appropriate for buildings in Wisconsin and you should avoid using artificially rustic-looking asphalt, or fiberglass shingles that purport to look like wood shakes.



Slate or tile roofs should be repaired, if possible, rather than replaced. If replacement is necessary, these roofs should be replaced in-kind; however, in the case of slate, we will usually accept replacement with slate-gray, standard 3-tab shingles if it can be shown that the slates have deteriorated beyond repair. It may be appropriate to use substitute materials, such as concrete shingles, to replace slates or tiles; but the new materials must match the originals closely. If you propose to use substitute materials, you should discuss your plans with Society staff before ordering materials.



SKYLIGHTS AND DORMERS

Eligibility: Although skylights are tax credit-eligible, dormer construction is considered to be new construction and not eligible for the tax credit. Skylight and dormer proposals will still be reviewed so that we can determine that they will not diminish the historic character of your house.

REQUIRED DOCUMENTATION

Photographs:

- () Clear photos of the roof from sides of the building affected by the changes

Narrative:

- () A description of where the skylights, vents, or dormers will be installed.

Drawings:

- () Drawings to indicate the appearance of any dormers

Skylights, dormers, and rooftop additions are reviewed on a case-by-case basis. Here are some principles:

Skylights located on non-visible parts of a roof are generally acceptable. Skylights should not be installed on roof slopes facing the street. On visible roofs that do not face the street, skylights should be kept to a minimum and should be flat, rather than domed. Their curbs should be low.

Non-original dormers should be located on non-visible portions of a roof.

ARTIFICIAL SIDING

Eligibility: Installation of artificial siding is not allowed under this program. If carried out as part of your project, it will result in denial of the tax credits for your entire project. The term "artificial siding" refers primarily to aluminum, vinyl, cement board and steel siding, and may also include synthetic stucco, if your house was not originally stucco-covered.

REMOVAL OF ADDITIONS

Eligibility: As long as the additions are later, non-contributing features, demolition of additions qualifies for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

- () Clear photos of the addition

Narrative:

- () Give the condition of the addition and its date of construction

Drawings:

- () If removal will result in re-exposing original walls, provide drawings of how the exposed wall will be treated, or any new construction that will take place where the addition was removed.

Later additions or features may be removed if they do not contribute to the significance of the historic property and if the area from which they are removed is to be restored or rehabilitated sympathetically.

Even if an addition is not original to a building, it may still be historically significant. Evidence of whether an addition is considered to be significant is often found in the National Register or State Register nomination for the property. Likewise, if the property is located within a district, you should check the district nomination to see if the feature or addition was added during the period of significance of the district. If so, you must not remove it. When planning demolition, you should contact our staff for a determination of significance of any feature proposed for removal.

For further information about how to treat an area after removal of later elements, see "Construction of New Additions."

CONSTRUCTION OF NEW BUILDINGS ON-SITE OR ON ADJACENT LAND

Eligibility: Detached new construction is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () That part of the site where the new construction will be located

Drawings:

- () Before-and-after site plans showing the new construction
- () Plans and elevation drawings of the new construction

All new construction must be described in the application. Even when a new building is to be constructed by someone else, it will be considered to be part of the project if it will be located on property that has been divided from the historic property within one year of the start of rehabilitation work.



CONSTRUCTION OF NEW ADDITIONS

Eligibility: Construction of a new addition is not eligible for the credit; however its design must be reviewed as part of the project.

REQUIRED DOCUMENTATION

Photographs:

- () Clear photos of the portion of the building to which the addition will be attached

Drawings:

- () Construction drawings of the addition

It is impossible to develop a hard-and-fast set of rules for new construction that will apply to every situation and every historic building. Each project is reviewed on a case-by-case basis. Consider the following remarks to be general guidance.

Location. The appropriateness of a new addition to a historic building is determined largely by its size and location. An addition should be constructed on the least visible side, such that the historic building remains the most prominent element from the public right-of-way. In some cases, particularly when a building is free-standing and visible from all points (in other words, when it has four primary facades), it may not be possible to construct an addition and claim the tax credit.

Historic details. New additions should not be historic-looking replicas of the building to which they are attached. The design may incorporate the existing materials and some patterns of the original construction but should not attempt to look like part of the original construction.

Connection to historic building. The physical connection between the historic building and the addition should be made as small and least physically disruptive as possible. This creates a visual break between the historic building and the addition. It also, makes the process reversible. If, at some point, a future owner wanted to remove the addition, it would allow them to do so with minimal damage to the historic building.

BUILDING INTERIOR

The rules for this program require that we review all work, including interior work. In reviewing interior work, we try to determine whether the work will have an effect on significant interior features and spaces. We determine significance features from the content of the National or State Register nomination and from the photographs that you include with the application. Significant interior features should be respected and, whenever possible, preserved.

We determine whether spaces are significant by examining whether the spaces are "primary" or "secondary." Primary spaces are those that are important to the character of a building and should always be preserved. Secondary spaces can usually be altered. In single family houses, primary spaces usually include living rooms, dining rooms, foyers, main stairways, corridors, and parlors. Secondary spaces may include bathrooms, bedrooms, kitchens, rear stairways, basements, and other spaces normally used only by family members.

Where interior work is proposed, you must include enough clear photographs of the interior to illustrate the "before" condition of the affected spaces and significant features.

If you do not plan to carry out interior work, it is helpful if you say so in the application. Then, when the application is reviewed, the reviewer will know that interior work has not been accidentally omitted.

STRUCTURAL REPAIRS

Eligibility: Structural repairs qualify for the tax credit; however, this type of work is narrowly defined.

REQUIRED DOCUMENTATION

Photographs:

- () Clear photographs of that portion of the exterior, or of the interior spaces, affected by the structural work
- () Details of any significant features affected by the alterations

Narrative:

- () A description of the structural problems that require correction and how these problems are to be solved, including the effect that the work will have on interior or exterior features and finishes
- () If structural problems are major, include the report of a licensed architect or structural engineer

Drawings:

- () Before-and-after floor plans

While repair of structural elements is an eligible tax credit activity, interior remodeling is not. Because these two types of work are closely associated, the following definition applies:

"Structural elements" are portions of a building necessary to prevent physical collapse, including footings, beams, posts, columns, purlins, rafters, foundation walls, interior wall structures and exterior wall structures, excluding finish materials, such as plaster, lath, and decorative trim.

To avoid confusion about whether you may take the credit for structural work that might be construed as decorative interior work, you should make clear in the application that the work

is structural and provide documentation, including photographs, of the problem to be corrected.

If structural work involves removal of some finish materials, such as plaster, drywall, or wood trim, you should be able to include repair or replacement of those materials as part of the eligible tax credit work. Each project will be examined on a case-by-case basis to ensure that any decorative interior work is part of, and incidental to, needed structural repairs.

Specific guidelines for various types of structural work are found elsewhere in this document. (For example, if the project involves brick repair, consult the section on "Tuckpointing." If the repair involves adding interior walls, see the section on "Removal or Addition of Interior Walls.") If your project is unusually complex and you would like to know if it meets the Standards, or if you have questions about whether your project qualifies for the tax credit, call Society staff Mark Buechel at 608-264-6491 or Jen Davel at 608-264-6490.

REMOVAL OR ADDITION OF INTERIOR WALLS

Eligibility: Interior wall removal or construction is not eligible for the tax credit, except as described under "Structural Repairs." All demolition must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () Photographs of the spaces affected by the changes
- () Details of any significant features affected by the alterations

Narrative:

- () A description of the new interior finishes
- () A statement about whether any walls to be removed are original

Drawings:

- () Before-and-after floor plans

If a building contains significant interior spaces, you should work within the existing floor plan when possible. The Standards do not usually allow total gutting of a building unless the interior has been completely altered in the past and possesses no significant features or spaces.

In evaluating which spaces can be changed, you should determine which spaces are primary and which are secondary. Generally, walls should not be inserted in, or removed from, primary spaces. Secondary spaces can usually be altered. (See "General Discussion," above, for discussion of primary and secondary spaces.)

When your plans call for changes to interior walls, you will be required to submit "before" and "after" floor plans.

REMOVAL OR RELOCATION OF INTERIOR TRIM OR FEATURES

Eligibility: Work performed in this area is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () Details of existing trim and features that may be affected

Narrative:

- () A description of the new materials, if any, that will replace the originals
- () If applicable, indicate where existing features will be relocated

Whether interior trim or features can be removed depends on the significance of those features. The Standards consider both highly-decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and, whenever possible, these should remain intact. If original features have to be replaced during construction, they should be re-installed (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations. A project may be denied certification if the effect of the interior work is to create a new, "historic" interior -- that is, an interior that looks to be original, but is actually a collection of building artifacts applied in non-original locations over new construction. Likewise, interior trim for new walls should generally be of the same type and proportion as the original trim, but should not duplicate it exactly, unless the original trim is relatively plain.

CHANGES IN ROOM FINISHES

Eligibility: Work performed in this area is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () Representative photos of rooms affected by the change

Narrative:

- () Describe the new finishes

Walls. Most types of wall treatments are acceptable. In primary spaces, we are likely to question the covering over of original decoration (such as stenciling), the removal of plaster or wooden decorative features (such as cornices or wainscoting), the installation of wood paneling, or the application of textured wall paints on original plaster.

Floors. You should avoid removing or permanently damaging decorative flooring or hardwood floors in good condition; otherwise, most types of treatments are allowable.

Ceilings. Suspended ceilings should not be installed in primary spaces.

INSULATION AND ATTIC VENTILATION

Eligibility: Most types of insulation are not eligible for the tax credit; however, all proposals to install insulation will be evaluated to ensure that they will not result in visual or moisture damage to the house.. Some types of insulation qualify for the tax credit. Attic ventilation qualifies for the credit, but must not diminish the historical qualities of your house.

REQUIRED DOCUMENTATION

Photographs:

- () Depending on the type of insulation to be installed, photographs of affected interior spaces or portions of the exterior

Narrative:

- () Describe the types of insulation to be installed and the methods of installation
- () Describe what kind of vapor barrier, if any, is to be installed.
- () If attic vents are to be added, describe the kinds of vents and their locations.

Attic insulation. Owners are encouraged to install attic insulation; however, the cost of this work does not qualify for the tax credit.

Wall insulation.

We discourage blowing insulation into cavity walls because it can lead to moisture damage. If you plan to install blown-in insulation, we will need to know if a vapor barrier exists . If you plan to open up a wall cavity during construction, we suggest strongly that you install an adequate vapor barrier.

Insulation applied to the inside surfaces of exterior walls, will not be approved when decorative interior features will be destroyed or covered over. This work may be approved if the original decoration is reinstalled in original locations on the insulated walls.

Application of insulation over exterior wall surfaces does not meet program standards except, in some cases, on rear facades or below ground.

Roof-top insulation on flat roofs qualifies for the tax credits, and is acceptable if it does not substantially change the dimensions of the cornice. Typically, rigid roof-top insulation is tapered at the cornice to avoid any changes in dimensions.

Roof-top insulation on sloped roofs also qualifies for the tax credit but, to be acceptable, it cannot increase the dimensions of the cornice, particularly on the ends of roof gables.

Attic ventilation: The use of shingle-over ridge vents, soffit vents, and mushroom vents applied to portions of the roof not visible from public rights of way are generally acceptable. Triangular gable vents, standing metal ridge vents, and ventilating systems visible to the public are generally not acceptable. Mushroom vents should be painted to match the adjacent roof color.



INSTALLATION OF NEW MECHANICAL SYSTEMS

Eligibility: Work performed in this area, including related work such as water heater and water softener replacement qualifies you for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

- () Photos of the existing boiler, furnace, or other device to be replaced.
- () If applicable, the proposed location of the cooling condenser or unit air conditioner

Narrative:

- () Indicate whether the heat distribution system will be altered and, if so, how

Heating systems. In most cases, furnace or boiler replacement will have no effect on the historic qualities of a rehabilitated building, unless the heat distribution system is changed. If, for example, an existing steam heating system is to be replaced by a new forced-air system, the changes necessary to install heating ducts may be of concern. These changes should be explained in terms of their effects on room finishes and features, as described above.

Air conditioning, including heat pumps. Installation of new mechanical cooling systems or heat pumps requires additional documentation. The location of the condenser is an important consideration and should be indicated in the application. Condensers should not be installed in visible locations on roofs. Ground level condensers should not be visible from public rights-of-way.

Unit (window-type) air conditioners. The cost of unit air conditioners is not an eligible expense. If you plan to install these, the Standards do not allow sleeve holes to be cut into walls visible to the public. Similarly, windows on visible facades may not be blocked in to receive air conditioner sleeves.

INSTALLATION OF NEW ELECTRICAL WIRING, AND PLUMBING

Eligibility: Installation or repair of electrical wiring and plumbing lines qualifies for the tax credit. Electrical and plumbing fixtures are not eligible for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

- () Photograph the situation to be corrected as best you can
- () If work will have an effect on interior features, send clear photos of those features

Narrative

- () Give a brief description of the work. No special narrative is necessary unless project will have an effect on interior features or finishes

Replacement of electrical wiring and plumbing is nearly always approved. If the rewiring or plumbing will have an effect on interior features, it should be described as indicated in the above sections.

If the plumbing or electrical work involves removal of some finish materials, such as plaster, drywall, or wood trim, you should be able to include repair or replacement of the damaged materials as part of the eligible tax credit project. Each project will be examined on a case-by-case basis to ensure that any decorative interior work is part of, and incidental to, the plumbing and electrical work.



SITE WORK

EXCAVATION

Eligibility: Excavation to uncover building materials so they can be repaired is eligible for the tax credits; other site excavation is not. All excavation work must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () The area of the site to be excavated

Narrative or drawings:

- () Describe the site work in application
- () If digging is extensive, send site drawings or sketches showing where it will take place.

When carrying out excavation, please note that you must **stop work immediately** and contact the appropriate offices if: 1) you discover archeological materials; or 2) you uncover any suspected human burials.

Treatment of archeological materials. The term "archeological materials" is used to denote any prehistoric or historic archeological deposits or features that may exist. These include not only burial sites and effigy mounds, but also a wide variety of prehistoric habitation sites, deposits of historic and prehistoric artifacts, cemeteries, rock art, and cave sites. You will not be required to perform an archeological investigation unless your site contains known archeological materials and you are likely to disturb them. If, however, you discover archeological materials as you carry out the work, you must cease work immediately and contact the Society at 608-264-6496.

Discovery of human remains. If human remains are discovered, state law requires that you cease work immediately and contact the Society at 608-264-6503 or 1-800-342-7834. **Persons who fail to report burial disturbances are subject to fines and prosecution.**

REGRADEING, LANDSCAPING, AND CONSTRUCTION OF SIDEWALKS AND PARKING AREAS

Eligibility: This work is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () Shots of the site and surrounding area from at least two different angles

Drawings:

- () Site plans or sketches showing the changes that you plan to make.

Regrading. You should not change the ground level near your house, except for relatively minor changes to promote better drainage. Regrading away from the house is usually allowed unless it: 1) changes the historic character of the site; or 2) creates chronic water drainage problems that may affect the historic buildings.

Landscape plantings. New plantings are almost always acceptable unless they change the character of site or are located so close to historic buildings that they may cause water damage by not allowing building materials to dry out. Removal of plantings is not a problem unless the historic character of the site will be affected. (e.g., clear-cutting a historically wooded site.)

Parking and driveways. New parking areas are usually acceptable if they are located at the rear of the site and out of public view. In most cases, parking areas should not abut historic buildings, for reasons of historical integrity and to prevent potential water drainage problems. Where driveways exist and are important site features, they should be maintained in their original locations.

Sidewalks and walkways. Sidewalks and walkways in visible locations, such as the front of a house, should maintain traditional shapes and paving materials. For example, a curving, brick-paved front walkway would likely not be appropriate for a Prairie-style house. A greater variety of non-traditional paving materials and designs can be usually be used at the rear of a property.

Patios and decks. Surface-level patios and raised decks are not appropriate at the fronts of historic houses, unless they were part of an original design. Raised decks should be limited to areas of little or no visibility from public rights of way.

DEMOLITION OF EXISTING BUILDINGS, INCLUDING THOSE ON ADJACENT LOTS

Eligibility: Building demolition is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () Views of the exterior of the building to be demolished from all sides

Narrative:

- () Discussion of the building's original use
- () Provide the building's date of construction

Buildings on, or adjacent to, the site of a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand, just because a building or addition is not original to a property does not always mean that it can be removed; it may still be historically significant. Evidence of whether a building is historically significant is often found in the National Register or State Register nomination for the property or district. You must indicate clearly in your tax credit application any plans to demolish structures on your property.

FOR FURTHER INFORMATION...

If you have questions, contact:

Mark Buechel

608-264-6491 mark.buechel@wisconsinhistory.org

Jen Davel jen.davel@wisconsinhistory.org

608-264-6490

In addition, the Division of Historic Preservation has several technical publications for distribution to the public. Chief among these are the "Preservation Briefs" series, published by the National Park Service. The following titles have been published to-date:

- Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings
- Brief 2: Repointing Mortar Joints in Historic Brick Buildings
- Brief 3: Conserving Energy in Historic Buildings
- Brief 4: Roofing for Historic Buildings
- Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
- Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta
- Brief 8: Aluminum and Vinyl Siding on Historic Buildings
- Brief 9: The Repair of Historic Wooden Windows
- Brief 10: Exterior Paint Problems on Historic Woodwork
- Brief 11: Rehabilitating Historic Storefronts
- Brief 12: The Preservation of Historic Pigmented Structural Glass
- Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows
- Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- Brief 15: Preservation of Historic Concrete: Problems and General Approaches
- Brief 16: The use of Substitute Materials on Historic Building Exteriors
- Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings and an Aid to Preserving the Character
- Brief 18: Rehabilitating Interiors in Historic Buildings
- Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- Brief 20: The Preservation of Historic Barns
- Brief 21: Repairing Historic Flat Plaster - Walls and Ceilings
- Brief 22: The Preservation and Repair of Historic Stucco
- Brief 23: Preserving Historic Ornamental Plaster
- Brief 24: Heating, Ventilating, and Cooling Historic Buildings
- Brief 25: The Preservation of Historic Signs
- Brief 26: The Preservation and Repair of Historic Log Buildings
- Brief 27: The Maintenance and Repair of Architectural Cast Iron
- Brief 28: Painting Historic Interiors

- Brief 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- Brief 30: The Preservation and Repair of Historic Clay Tile Roofs
- Brief 31: Mothballing Historic Buildings
- Brief 32: Making Historic Properties Accessible
- Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass
- Brief 34: Preserving Composition Ornament - Applied Decoration for Historic Interiors
- Brief 35: Understanding Old Buildings: The Process of Architectural Investigation
- Brief 36: Protection Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes
- Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
- Brief 38: Removing Graffiti from Historic Masonry
- Brief 39: Controlling Unwanted Moisture in Historic Buildings
- Brief 40: Preserving Historic Ceramic Tile Floors
- Brief 41: Seismic Retrofit of Historic Buildings
- Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone
- Brief 43: The Preparation and Use of Historic Structure Reports
- Brief 44: The use of Awnings on Historic Buildings: Repair, Replacement, and New Design
- Brief 45: Preserving Historic Wood Porches
- Brief 46: The Preservation & Reuse of Historic Gas Stations

Each of these briefs is available at the following website:

<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Or, you can obtain free, printed copies by contacting Mark Buechel or Jen Davel (see district map), or by writing to the address below:

**Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706**

